
Sent: 25/09/2020 11:17:47 AM
Subject: DA2019/1475

To whom it may concern.

Please find below objections to the application DA2019/1475 Manly Lodge, Victoria Pde.

Our concerns with the amended application include the following

- Acoustic privacy
- Loss of natural light and view creep
- Boundary fencing
- Hours of construction
- Parking and traffic management

Acoustic Privacy:

- The proposed design of the windows on the north east elevation are in direct line of sight into the windows of apartments directly adjacent to 28 Victoria Parade thereby compromising the privacy of neighbouring residents. They are only set back 2.2m from the boundary line, and 4.95m back from the windows of the neighbouring residents of 28 Victoria Parade.

- The proposed placement of the mechanical plant and acoustic louvers on the ground floor on the north-eastern boundary will directly face the ground floor residents of 28 Victoria Parade at a distance of less than 10m. No acoustic assessment has been made of the impact of the machinery at this distance to the neighbouring residents.

- There is no acoustic assessment of proposed door mechanism to control access to the basement car park. Furthermore, there is no information regarding how the acoustic levels of a garage door would be controlled in order to mitigate the impact on residents of 28 Victoria Parade. The single-lane driveway will be less than 5m from the windows of living spaces within 28 Victoria Parade. Given the 24-hour use of a hotel, there is a high probability of noise being generated at any time of the day or night from hotel guest traffic and waste services.

- There is no acoustic assessment on the impact of the proposed restaurant and cafe plan for the ground floor. Given the disturbance currently created by Hakan's cafe on the existing site, it is unlikely this will reduce with the new proposed site. No operating hours have been provided, nor the noise pollution currently caused by cafe patrons utilising the take-away service from the street commencing at 5:30am every day of the week. There is evidence of noise complaints already submitted to Northern Beaches Council from the existing café, and with the increased foot-print proposed, this will be further exacerbated by an increase in patrons.

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Natural Light

- The height of the property is still above the legal limit of 11m according to the Manly Local Environmental Plan 2013, and is unacceptable for a residential area. Using the medial height of the

eastern end of Victoria Parade as a justification for this decision is not valid, and it is incongruous to the rest of the streetscape. The height of the street line to the south-west is all below the 11m limit and has not been taken into consideration.

- The floor space ratio of the amended plans (1.5/1) still exceeds the permitted ratio of 0.75/1 by two times.

- The availability of natural light to residents on the north-eastern boundary line will still be severely impacted. The only available natural light into living spaces are along this boundary, and the increase in height, will reduce the amount of light into these rooms significantly.

- There has been no shadow assessment report provided for 28 Victoria Parade after the hours of 3pm. Our apartment block is situated to the east of the proposed site and will have a reduction in afternoon sunlight from the westerly direction with proposed height of the new building.

Boundary fencing

- There has been no mention of what structure will be the boundary fence along the driveway between 22 and 28 Victoria Parade where cars will enter and exit the hotel's car park. _

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Hours of work for construction:

- The effects of noise, dust and drilling vibration will have a detrimental effect on residents of 28 Victoria Parade for an extended period of time. Our building houses families, shift workers and individuals who work from home, and the constant invasion of their everyday amenity from the impact demolition and construction less than 5m away will not only negatively affect the residents, but the landlords who will be unable to lease their properties next to a building site.

Parking and Traffic Management

- The amended proposal provides for a single lane driveway 3.6m wide, far short of the 5.5 metre wide driveway recommended by Northern Beaches Council. Victoria Parade is used during school hours to drop off and collect school children and is one of only two streets with traffic flowing in an easterly direction accessing South Steyne Rd. The failure to provide for a double driveway, is inconsistent with the provision that has been made for the other developments in Victoria Pde and will give rise to traffic delays in Victoria Pde arising from:

1. lack of accommodation for service vehicles (delivery and waste management;
2. inappropriate accommodation from customers (currently double parking on Victoria Pde, while collecting takeaway and dropping off guests);
3. conflict between vehicles entering and exiting the driveway.
4. Airport pick-up drop off services currently used by hotel guests.

- The proposed warning system provided in the amended report will add noise to neighbouring units and does not address the need for vehicles to wait on Victoria Pde while the conflict is resolved.

Kind regards,

Alex and Kristian Kolding