
Sent: 24/01/2020 3:36:41 PM
Subject: Online Submission

24/01/2020

MR John Keating
801 / 1 Raglan Street ST
Manly NSW 2095
allegraonmanlybeach@hotmail.com

RE: DA2019/1442 - 58 North Steyne MANLY NSW 2095

Whilst the residents of the Allegra building, 1-3 Raglan Street, Manly do not necessarily wish to object to the Hotel's application there are a number of issues of concern which we ask the Council to take into consideration before any approval is given to the application.

Firstly the Acoustical Report acknowledges the upper levels of Allegra will have a direct line of sight to the proposed plant room. Further the report states that the proposed new mechanical equipment at Level 8 of the Hotel will exceed the established noise trigger level on Level 11 of the Allegra by 1db. Whilst this noise level difference might not be considered to be perceptible to the 'average' listener it nevertheless does not comply and accordingly surely the new equipment should be such as to not exceed the noise trigger levels.

The cooling towers should be required to operate at reduced capacity to maintain the operational mechanical noise below the noise criteria at all times.

Residents of Allegra should not be able to hear any noise emanating from the Hotel after midnight either from mechanical equipment or from patrons.

The proposed development has a maximum building height of 33.3 metres increasing from the existing 30.4 metres and very substantively exceeds the now permitted building height of 13.0 metres. This further increase in height must impact on views of many residents living further up Raglan Street and adjoining Streets. Many of these residences are outside the Notification Zone and are probably unaware of the DA. It is noted that the Hotel saw fit to lodge the DA on 16 December 2019 with Council calling for submissions in early January with submissions closing on 1 February 2020. At this time many residents are on holidays and businesses are closed for the Christmas /New Year Holiday period.

The proposal will add to the bulk and scale of the Hotel which already substantively exceeds the development standard.

We have read and fully endorse the concerns expressed in the submission by Ian Miller, Manly Paradise Motel.

Unfortunately our dealings with the management and some staff of the Hotel and Daniel San have been less than satisfactory. It has been necessary for Allegra to approach Council over noise concerns on a number of occasions. On at least two occasions the Smoke Exhaust fans were left on all night following Smoke alarms going off in the Hotel. Management were simply unaware that the fans were still operating or didn't know how to turn off the fans. These fans continued to operate all night despite phone calls to the Hotel. It was necessary for Council to write to the Hotel reminding them of their responsibilities concerning reduction of noise

disturbance.

Similarly the Kitchen Exhaust fans in Daniel San have been allowed to remain on all night which, as with the Smoke Exhaust fans, the noise of the fans could be clearly heard in the bedrooms of residents in Allegra. Our Building Manager went across the road in an attempt to talk to the duty Manager of Daniel San only to be told he was in a meeting but would contact our Building Manager. This never happened. Once again it was necessary to contact Council. These fans have now have received some maintenance which has reduced their overall noise.

Ian Miller in his submission makes particular mention to the unruly and noisy behaviour of patrons of the Hotel which we endorse as the residents of Allegra have been similarly adversely affected.

It is understood that Dojo/Daniel San now trades from 22.30 - 03.30 on Saturday nights and music from 18.00-midnight on Sundays. Our Building Manager is unaware of the residents of Allegra ever being notified of the change of trading hours. On some occasions music can be clearly heard in the bedrooms of residents of Allegra after midnight on Saturdays and up to midnight on Sunday. The noise levels of the music can vary subject the other background noise and whether the Hotel keeps the doors closed to keep in the music noise.

Whilst the Hotel is operating this entertainment there is an obvious need for more security staff to be on duty to ensure that patrons queueing to gain entry do so in an orderly manner and more importantly to ensure that patrons leaving the venue do so quietly and quickly. On Sunday mornings some patrons leaving can make excessive noise screaming and shouting and remain in the immediate area. Hotel security should be required to patrol Henrietta Lane to ensure patrons do not continue to loiter around the electricity box which is also used by some as a urinal or worse.

Accordingly we request that Council take into consideration these submissions. Whilst we do not necessarily object to the Hotel's application a more responsible approach by hotel management to residents' concerns is expected.

John Keating OAM
Secretary
Allegra Strata Committee