

From: James & Elizabeth
Sent: 1/02/2020 11:30:28 AM
To: Council Mailbox
Subject: OBJECTION TO DA 2019/1442

I wish to lodge strong objection to the proposed alterations and addition to the Novotel Manly Pacific Hotel.
My reason for objection is over development.

- Council experimented with high rise on the ocean beach in the 70's and this led to a community backlash politically, 'The Residents and Friends of Manly' movement.
- This ultimately led to 'independents' dominating within council and at the state level.
- The policy review that resulted adopted an 8 storey limit for new development (partly adopted because of the related/relative height of the Norfolk Island pines on the promenade.
- It was generally accepted that the developments protruding above that height – Manly National, Trident, Pembroke, etc., were an affront to the embayment and streetscape when viewed from the seaward side.
- If these controls are relaxed and modified, it will be the death of the village scale that has characterised Manly for a century. It would be a travesty and insult to all those people, citizens, politicians and the courts that have stopped the developer onslaught.

Concessions and approvals have been made for the hotel in the past, including concessions for more rooms on an adjoining site in Raglan Street, bridged over the rear lane and kerbside (footpath) dining and closing in of balcony space. Has there been/will there be appropriate additional parking? I suspect not.

This proposal is more incremental creep. There was a previous scheme to put more development on the Raglan Street corner.

Developers will continue to "ask" if Council keeps giving in.

Surely there must be limits OR we just become another Surfers Paradise.

More development will create more traffic problems in Raglan Street and the rear lane for guests and servicing. Raglan St is part of the ring road system and is already compromised with queuing and pedestrians crossing and vehicles turning north south and west.

Manly Council was reasonably effective in its planning controls for the beach front over the last 50 years. It would be a travesty if the new Council did not respect that legacy.

- Residents deserve consideration in terms of visual amenity (from Fairlight hill) and in terms of parking, traffic and general amenity.
- Manly is at its limits in terms of PARKING and TRAFFIC. There are times now where gridlock occurs for the Eastern Hill. The Raglan Street corner is a critical pinch point.
- The hotel sits at the upper limits of what is reasonable for this location.
- They had the opportunity only a few years ago to acquire the site alongside to the north (before it was redeveloped).
- The fact that it is cheaper for them to add floor area on their existing site is not a reason to concede.
- It seems that with a larger Council, there is less critical analysis and discussion on local issues.
- Hopefully, those charged with planning now and for the future, will not quietly concede in the face of the obvious and intense commercial pressure.
- Manly is a very distinctive scale and character. That is its attraction. PLEASE PRESERVE IT!

Residents deserve consideration as well as tourists and commercial interests.

Yours Faithfully,

J HUNTER

P.S. I don't want to see a relaxation of standards The apparent change in policy and/or regulatory control in relation to 'Above Awning Signage' has led to a proliferation of signage in the Manly Town Centre since the Council amalgamation, e.g. Ivanhoe Hotel, and many others in The Corso, Belgrave St and Sydney Rd. The policy of active Streetscapes seems to have slipped off the agenda as well e.g. the new Woolworths in The Corso and the new Development on the corner of Sydney Rd and Belgrave St.

I am disappointed that the bigger Council doesn't seem to have big thinkers and the present custodianship and stewardship, in my opinion is letting things slip. J. Hunter