
Sent: 24/07/2020 8:21:29 PM
Subject: Online Submission

24/07/2020

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RE: DA2019/0661 - 22 Stuart Street MANLY NSW 2095

01/08/2019
MR Duncan Black
1 / 68 - Addison RD
Manly NSW 2095
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RE: DA2019/0661 - 22 Stuart Street MANLY NSW 2095
1 August 2019
Development Application DA 2019/0661
22 Stuart Street, Manly, NSW 2095

This is an update to our submission of 1 August 2019 and it addresses our concerns with the new plans for a boarding house at 22 Stuart Street.

Essentially our concerns are unchanged by the new plans.. if anything they are increased by the current Covid 19 world we live in.. ie hi density public housing at one end of Stuart Street and a proposal to build a boarding house with additional hi density transient occupants in a residential neighbourhood.

We believe there may be line of sight issues with the new proposal that may impact the neighbourhood views currently enjoyed by our owners.. particularly those on our lower levels. It is not clear from the new plans if this is an issue or not. We need clarification.

We recommend you make sure that all of the people who submitted earlier objections are made aware that they need to resubmit their objections to this latest proposal.

This is a submission on behalf of the owners of Strata Plan 69752 at 68 Addison Road, Manly.

Our residence comprise of 6 apartments all of which from the rear directly overlook and adjoin the back of the proposed development at 22 Stuart Street.

Our objection to the proposal to this DA which envisages the construction of a 12 room boarding house [up to 24 occupants] and an on-site manager [up to 2 occupants] plus 7 on site car spaces is three fold:

1] Noise

Over the past years we have endured the significant noise created by the existing boarding house/backpacker hostel at #22. The entertainment of the occupants usually happens in the rear garden which directly encroaches negatively on our lifestyle [all of our 6 units are rear facing balconies which overlook 22 Stuart Street]. Despite the presence of an on-site manager and house rules, we anticipate the noise levels created by up to 23 occupants will be at a level significantly higher than we endure today which we all will find unacceptable.

2] Parking

Little Manly already has significant parking issues as the Council is very aware of. With the arrival of up to 25 new occupants in Stuart Street it is likely that many more than 12 new vehicles will arrive to use the proposed 7 on-site car spaces. This will lead to even more significant street parking challenges and depending on the final outcome of the revision to the Manly parking policies requests for multiple parking permits which will just make today's situation worse!

3] Appropriateness of the Development

We seriously question the appropriateness of having a 12 bed boarding house built in this prime residential site/area. Stuart Street has recently seen a \$15M+ house sale [within 100 metres of #22] and many hi value residential improvements. We are sure all owners will question the wisdom of the potential devaluation of our principal investment [i.e. our homes] with the arrival of a boarding house. We also note that Stuart Street already has a VERY large Housing Commission site at the harbour end of the street which does unfortunately result in a great number of negative issues for the overall local community e.g. rubbish, parking etc. Another at #22 will probably add to the problem and community challenges.

The previous DA submission for 22 Stuart Street [rejected by the Council] was silent on the impact on our Strata Plan and our owners. We would encourage the Council staff to meet with us and view on-site what we are talking about so you can better understand why we are objected to this new DA.

You can contact me via eMail Duncanhjblack@yahoo.com.au or by phone [9976-6156]

Duncan Black

Secretary of Strata Plan 69752