
Sent: 28/06/2020 4:39:34 PM
Subject: Online Submission

28/06/2020

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RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

Submission concerning DA 2020/0514
The Manly Boatshed Pty Ltd

I am writing in relation to the DA submitted to Northern Beaches Council by the Manly Boatshed Pty Ltd. I wish to point out I have a good relationship with Robbie Treharne of the Boatshed, however there are a number of aspects of this proposal I do not agree with and wish to express my concerns.

I am the owner of the semi-detached house at 41 Fairlight Crescent which faces Esplanade Park and directly overlooks the Boatshed and North Harbour. I am concerned that the development will intrude my view of North Harbour which is direct and expansive and of high value. The DA does not address my view loss and in fact contends that I have no view including the site as stated in the Statement of Environment Effects (SEE) on p.34. The SEE further, incorrectly refers to my property as one that back[s] onto the walkway and dismisses the amenity my property has and the impact to those amenities by the proposed redevelopment.

The nature and extent of what is being proposed in the plans and documents submitted greatly concerns me. The scope of the works involved does not seem to be "alternations and additions". Closer inspection of the nature of the existing Boatshed building and what is proposed in the DA seems to indicate a total rebuild of the boatshed and the addition of new buildings. The condition of the Boatshed is very dilapidated and it seems very unlikely this is simply an alteration - it is more like a total rebuild. The planned works will leave nothing of value, or so little as to be insignificant. The site is environmentally significant and sensitive, and the environmental impacts and effects are profound. Landslip problems appear to have been glossed over.

Ours is a quiet residential area. The Boatshed is at the bottom of a sloping cul de sac, which is in turn at the bottom of a large hill running up to Sydney Road. Sound travels over the water and up the whole hill. Residents further up the hill will be much disturbed by aspects proposed in the DA.

There is inadequate turn around at the end of Bolingbroke Parade and the noise impact of this on residents by people coming and going over the proposed operating hours as also not been considered. This is a residential area. The operating hours being sought are insensitive to the residential nature of this area. This is not the Manly Skiff Club which is part of the larger entertainment precinct of Manly Wharf. We live adjacent to the heritage foreshore of a unique cover in West Harbour at Fairlight where sound is greatly amplified.

The Acoustic Report does not address the topography of the site and its conclusions are dubious. In particular, it does not address noise to premises in a direct line of sight to both east and west of the Boatshed such as my own. Nor does it address the noise of patrons arriving and leaving, from 5am to 10pm at night. The proposed starting time is unnecessarily early and the finishing time unreasonably late. In this regard I note the Acoustic Report at p.1 refers to a closing time of midnight.

Seating capacity of the proposed kiosk is unclear. The plans disclose a preparation area of 18.98 sqm, 2 indoor seating areas (a total of 26.08 sqm), an outdoor seating area of 63.06 sqm together with 45.06 sqm circulation space. The outdoor area is said to have a capacity for 50 seats. The indoor area seating capacity is not disclosed but would accommodate at least 20 seats according to a Northern Beaches Council referral. Depending on the configuration of tables and encroachment into the circulation space, there is clearly room for many more than 70 seats. Closing time is stated to be 10pm for the indoor areas and 6pm for the outdoor area.

It is my firm view the entire arrangement cannot be a "kiosk" as regulated by the Manly Local Environment Plan 2013, which states a limit of 55sqm and envisages the sale of prepared food and convenience items. What is proposed in the DA is clearly more in the nature of a restaurant or very large cafe, which is an inappropriate use in the location and which I strongly oppose.

Further, the size of the deck impacts on the extent to which the marina and pontoon extend. The presence of these facilities will have an impact on my visual amenity and I also feel to the shoreline - making it look very congested. This seems to be out of keeping with the current ambience of the area.

In particular, I am strongly opposed to the sale and consumption of liquor on the site and I would expect it to be prohibited completely. Sadly, I can envisage future attempts to use the facility as a venue for parties, functions or a bar.

I would also like it noted that public consultation has not adequately disclosed the nature of the intended "kiosk".

I am also concerned at the impact of parking to the local area. Bolingbroke Parade and Fairlight Crescent have very limited parking. There is reference in various documents to the proposal having minimal impact to parking as the Boatshed currently has access to 33 parking spaces. I was not aware this was the current situation. I understand under the new Manly Area Parking Scheme the Boatshed will not be entitled to these permits for exclusive use in the Tower Hill area. It is my understanding they are only entitled to 1 as a business. The impact to traffic by the proposed kiosk/restaurant and use of the increased storage facilities has not been accurately assessed by the Traffic Assessment Report and contains inaccuracies.

I cannot support the Development Application in its current form.

- I do not think enough consideration has been made of the impact of amenity to the local residents.
- The scale of what is being proposed is not in keeping with the overall local environment.
- A revised submission needs to clearly define the terms of a kiosk with reduced operating hours to 8am - 4pm Monday to Sunday and public holidays.
- I cannot support any evening operation of a kiosk & I do not support the upgrade of facilities to support a restaurant.
- There can be no issue of a liquor licence either now or in the future if operations are put out to tender.

- A revised submission needs to show a greatly reduced deck. The size of the deck is influencing congestion of the foreshore which is out of keeping with the amenities enjoyed by the public and locals.
- I would like re-assessment of the design in relation to the relocation & new facilities planned for the area currently occupied by the slipway. I would like the ability of the public to enjoy the amenity of the local area to be enhanced not compromised with a revised proposal.
- The traffic assessment needs to be redone so an accurate assessment is made of the impact of parking. The Boatshed should not be entitled to have 33 passes in the Tower Hill precinct for its own exclusive use.

I ask the Council to refuse this DA. It would allow a massively enlarged and intensified use as a facility concerned with small craft rental storage and a restaurant operation - far removed from the original purpose of marine repair and inevitably damaging the amenity of Esplanade Park and foreshore and local residents.

This seems completely unjustifiable given that the Boatshed is a commercial venture conducted on public land important to the entire community.

Yours sincerely
Dianne Sharland