
Sent: 21/09/2020 11:31:15 AM
Subject: Manly Lodge (DA2019/1475)

Dear Manly Council

I would like to submit a number of concerns about the amended plans for the Manly Lodge Development

Summary of points relevant for objection

1. Existence of Current Development Consent.

The current development consent DA 167/2015 for the erection of a 3 story building which already exceeds statutory requirements and is sufficient to provide a commercial advantage to the current owners while balancing the needs of residents.

2. Unique Proposal

Consideration should be given to the fact that the proposal provides for a unique arrangement in terms of a ground floor café being located adjacent to ground floor residential premises. Any changes to the current operation of the café may have a significant adverse impact to the residents in the adjacent building.

3. Increased bulk resulting in shadowing and reduction of sight lines.

The proposal seeks to rely on the height of a number of existing residential buildings in Victoria Pde as justification for breaching the height restrictions however fails to acknowledge that the examples cited are accompanied by significant set backs alleviating the impact of shadowing and reduction in line of sight.

The Floor to Space Ration (FSR) in the amended Plan ie 1.5/1 is twice the permitted FSR ration of 0.75/1

The increased bulk will contribute to additional issues such as noise in so far as it will cater for additional patrons and require a hire level of servicing.

4. Increased Noise

The amended proposal states:

"The reduced setback arrangement will make the street more vibrant with lively activity"

The amended proposal

- (a) provides for an increased restaurant area;
- (b) fails to identify the intended operating hours of the restaurant/café.
- (c) fails to provide sufficient accommodation for service vehicles to service the building from within the building structure. Servicing such as waste removal will take place on the street.

5. Deficient Acoustic Report

The Acoustic report purports to rely on testing that took place on 11 and 19 June 2015 (a Thursday and Friday) and is more than 5 years old.

The report fails to reference the operation of a café on site for the very reason that no café of any substance was operating at the time.

6. Inadequate Driveway Width - Traffic Hazard

The Manly Lodge is located directly opposite the Manly Public School and a short distance from the roundabout and public cross walks at the corner of Darley Rd and Victoria Pde.

Victoria Pde is used during school hours to drop off and collect school children and is one of only 2 streets with traffic flowing in an easterly direction accessing South Steyne Rd.

The amended proposal provides for a single lane driveway 3.6m wide, far short of the 5.5 metre wide driveway recommended by council.

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:

- (a) lack of accommodation for service vehicles (delivery and waste management);
- (b) inappropriate accommodation from customers (currently double parking on Victoria Pde, while collecting takeaway and dropping off guests);
- (c) conflict between vehicles entering and exiting the driveway.

The proposed warning system provided in the amended report address only the potential conflict on the driveway itself and does not address the need for vehicles to wait on Victoria Pde while the conflict is resolved.

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