
Sent: 1/07/2020 9:01:44 AM
Subject: Online Submission

01/07/2020

MR PAUL HANNAFORD
3 / 59 LAUDERDALE AVENUE AVE
FAIRLIGHT NSW 2094
paul.hannaford0@gmail.com

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

We write in relation to the proposed redevelopment of Manly Boatshed. While we appreciate the need to repair and upgrade the facility, the nature of the redevelopment raises a number of major concerns.

- The proposed hours of operation are at odds with the definition of a Kiosk. In particular, the proposed closing time of 10.00pm is well beyond the norm - even for a café - and leaves nearby residents exposed to the prospect of noise and disruption well into the evening. We suggest Council restricts the "Kiosk's" hours of operation to 8:00am to 5:00pm
- The proposal allows for 50 people outdoors during these hours, in addition to however many could be accommodated indoors. This goes to our concern for noise issues, but also creates the possibility for the site to be used for events and functions beyond its stated purpose. A condition of any approval should be that no liquor licence of any kind can be sought in the future
- There is already an issue with multiple garbage bins blocking driveways on collection days. This proposal can only add to the problem
- The proposed redevelopment will put huge pressure on already stressed local parking conditions. Any increase to capacity or purpose will amplify demand for parking in an enclave where many residents do not have off-street parking. We note that they seek several additional parking permits to a generous number already issued. And it is interesting to note that most people offering submissions in support of the proposal live a considerable distance away; the proposal will not just increase foot traffic.

Overall, our objections mostly lie in issues of noise, congestion and garbage removal, exacerbated by hours of operation. The topography of the site means that noise will travel up the hill and across the water to nearby residents, as already happens now to a lesser extent.

For all that, we are supportive of the rejuvenation of the Manly Boat Shed. We understand that it needs repair and modernisation. But the proposal as it stands over-reaches on this objective and is not sympathetic to the tranquillity of its setting. A more modest approach is in order.