
Sent: 25/09/2020 4:08:49 PM
Subject: Please accept this document.....
Attachments: Victoria Parade D A .docx;

For Renee Ezzy and Megan Surtees'
Many thanks,
Jehifer McDermott

Sent : 25 September, 2020

Subject : Online Submission

24 September, 2020

Mr. John and Mrs Jenifer McDermott,

1/40, Victoria Parade, Manly 2095,

ijmcd21@gmail.com

RE: DA2019/1475 – 22 Victoria Parade MANLY NSW 2095,

We are not opposed to development at the above address. We would agree to a more conveniently sized Guest House or Lodge, for which there is plenty of opportunity on this site. One which would enhance the best of the original Manly character. After all – number 22 is just one building from Manly's designated Heritage area. Terracotta Ouzeria restaurant on the corner of Victoria Parade and South Steyne is included Heritage area.

The Assessing Officer,

We are strongly opposed to the currently proposed development of this boutique hotel, Manly Lodge, into a larger commercial hotel.

This, is the 2nd DA2019/1475 proposal - and shows **Manly Lodge to be further increased in size (bulk)** which would result in shadowing and reduction of sight lines. The proposer seeks to rely on the height of a number of existing residential buildings in Victoria Parade as justification for breaking the height restrictions – but fails to acknowledge that the example had significant setbacks alleviating the impact of shadowing and reduction of line of sight. **The Floor to Space Ration (FSR) in the amended plan is 1.5/1 - twice the permitted FSR of 0.75/1.**

Please consider.....

Size and Noise.

The increased size and bulk of the building will contribute to *additional noise from holiday/ year round patrons and from the *higher level of servicing *also from the proposed larger restaurant and its larger *kitchen staff. * the restaurant noise (and smells) are also likely to *disturb occupants of bed rooms adjacent to the restaurant.

The size of access for delivery vehicles required for this sized hotel is impossibly small.

With little or no parking/stopping-off space allowed for patrons arrivals and departures (and luggage) traffic would be severely jammed.

Please continuep. 2

Activity and Safety.

2.

Victoria Parade has 2 wide avenues of Norfolk Pines -one on each side of the road.

It is a very busy major road being one of only 2 streets with traffic flowing from the harbour to the ocean.

On each side of the road is timed Parking. A constant, quick turnover of parked cars , encourages drivers to wait (double parked) for an empty car space.

Government and school buses, cars, trucks, vans and bicycles (cycle lane provided) use this street – plus pedestrians, families and school classes off to the beach.

Manly Public Primary School (800 pupils) is directly across the road from Manly Lodge.

Victoria Parade is used during school hours and for Before and After school hours, and also for school holiday programs, to drop off and and to collect school children.

*** It is beyond belief that a larger hotel would be considered in Victoria Parade.**

Since this DA2019/1475 was first presented to Council two large residential developments have emerged in Victoria Parade.

*“Newstead”, 31 Victoria Parade. An original house from 1920s. Currently being meticulously returned (inside and out) to its original state – having been a boarding house for many years, it was falling into disrepair. Completed in December 2020. Will accommodate 10 units of 3 and 2 bedrooms. No parking.

* 46 Victoria Parade. 11 apartments completed early 2020. Parking for each apartment.

John and Jenifer McDermott.

