
Sent: 23/06/2020 7:13:51 PM
Subject: Online Submission

23/06/2020

MRS Ingrid Messner
7 Hope Avenue AVE
North Manly NSW 2100
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RE: DA2020/0512 - 532 Pittwater Road NORTH MANLY NSW 2100

Re: Objection to Development application No DA2020/0512,
Lot 40 DP7027, 532 Pittwater Road, North Manly.

Dear Tony Collier,

we have received a notification letter from Northern Beaches Council regarding the Proposed Development (DA2020/0512) at 532 Pittwater Road, North Manly.

Our house is at 7 Hope Avenue, up the hill at the back of 532 Pittwater Road.

We wish to make a formal objection to the proposed development.
Our points to make against the approval of this development include:

Additional traffic & not enough parking:

The Boarding House will have 12 bedrooms plus an onsite-Manager. Each bedroom can be occupied with max. 2 people. Thus, in the worst case, there might be 25 cars or other vehicles that are used by the boarding house residents. Since the approval of additional Granny flats in the area and the childcare centre close by, the number of cars either passing through Hope Avenue or even being parked in our narrow street has already significantly increased. Hope Avenue doesn't have any pedestrian pathway and people walk on the street. Additional cars driving through pose an additional safety risk for pedestrians / school kids. Noise pollution also has already increased and will increase even more with the boarding house traffic. Even with 8 car spaces on the boarding house property, there is not enough flow-over space for parking on the street in front of the building. Parking in Hope Avenue is already tight for many residents in Hope Avenue. With approval of the boarding house, it will get worse.

Noise - sound profile from moving vehicles

Even though, our house is not a direct neighbouring property to 532 Pittwater Road, we know from experience that sound travels uphill. We can clearly hear the childcare centre (which is not too bad as the outdoor playing hours are limited during the day) and we are also impacted by the sports fields who generally produce quite a lot of noise with whistling and cheering crowds in the evenings. The boarding house residents will move their vehicles during all hours of day and night. This is a different sound profile compared to the monotonous sound from Pittwater Road flowing traffic. It is starting cars, manoeuvring in a tight spot, turning the car off,

opening and slamming car doors and boots, starting a motorbike, etc. This new sound profile will be especially bad for direct neighbours during the night and most likely affect us at 7 Hope Avenue as well - because of the sound traveling uphill. It makes a big difference whether this sound happens in front of the house on the road or on the property. It will be impossible for management to control this noise.

Change of neighbourhood profile

The immediate area around the boarding house has got many people and families who have been living here for many years - if not for decades. We know most people living around here. As the boarding house facilitates mainly short term renting of 6 months, there will be a different concern of people for the area. I am assuming that short-term renters are interested in other topics than long-term homeowners and residents. The profile of the neighbourhood is changing. I don't believe it is for the better.

Building mass in comparison to neighbouring buildings

The boarding house is an inappropriate proposed development in terms of bulk and scale. 2-storeys and covering more or less all of the property's ground, leaves nearly no space for green and is overshadowing neighbouring 1-storey houses. The visual impression of the boarding house is very different to the general appearance of neighbouring buildings. The additional storey will most likely also cause privacy issues with the neighbouring properties. Some of the boarding house terraces overlook directly neighbouring properties.

Environmental considerations

As far as we know, council has got strategies to increase tree foliage and reduce energy consumption of buildings. The current plans for the Boarding House don't include sufficient planting of trees or modern energy efficiency of the building. It is another example of putting concrete on green, open space. A dark building is a heat trap. There are many projects where roofs are painted white to avoid too much cooling necessity - meaning reducing energy usage of buildings. In times of increasing global heating, it is surprising that dark buildings are still approved in our climate. It's an unnecessary wastage of energy.

In conclusion

532 Pittwater Road is the wrong spot for a boarding house. It is too many people with too many vehicles on one property all while reducing green, open space.

We are hoping that you will consider our above points. Thank you.

Kind regards,

Ingrid Messner & Jurgen Schmechel

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