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**Subject:** Online Submission

13/04/2021

MS Lesley Crawford  
534 Pittwater RD  
North Manly NSW 2100  
lesleyt2407@gmail.com

**RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW 2100**

Please find attached my objection to the proposed development

Lesley Crawford  
534 Pittwater Road, North Manly NSW 2095 | lesleyt2407@gmail.com  
11.4.2021  
Alex Keller  
Principal Planner  
Northern Beaches Council

Dear Alex,  
RE DA2021/0166 -532 Pittwater Road, North Manly

I have received a notification letter from Northern Beaches Council regarding the Proposed Development (DA2021/0166) at 532 Pittwater Road, North Manly.

I am adjacent to the proposed development site. I own and reside at my home at 534 Pittwater Road, North Manly.

I wish to make a formal objection to the proposed development.

I have several concerns regarding this development and the impact it will have to my privacy, noise levels and ability for me to enjoy living in my home. This will also affect detrimentally the value of my home as this development completely overwhelms my block due to its size, bulk and orientation on the block in relation to my property. This non-compliant 10 room hotel/backpackers development is extremely intrusive to my privacy and peaceful enjoyment of my home.

No Of Rooms and occupants - 10 rooms can house 20 occupants which is excessive on the size of the block, this will affect noise and privacy to adjoining residents. The mini units with kitchenettes and loft bedrooms are essentially self-contained studios. This allows for a significant increase in housing in a single residence residential block. It is essentially a small block of units that is being built. The risk to the local community is a "domino effect" where, if this is approved, other boarding houses will be built in the immediate area and the low density residential amenity will be lost.

It should also be noted that all 10 units are along my boundary fence essentially making my backyard unusable due to lack of privacy.

Lack of green space - There is a lack of outdoor space for occupants given the number of them and what has been provided in these plans. The size of the development takes up most of the land and is bulky and is in a direct contradiction to the surrounding modest family homes.

Existing tenancy preferred by owner - backpackers (between 6-8) are currently residing in the existing house and have disregard for adjoining residents. Regular parties (even during Covid lockdown) and dumping of rubbish seem to be acceptable to them and the owner. They currently use my rubbish and recycling bins and those of other properties when theirs are full.

Bottles strewn into my garden on a regular basis. This would appear not to be the type of occupant the owner is indicating they want to house in the development but I believe this is what they are targeting given our proximity to Manly. This property is being built to house backpackers not low income residents.

Lack of privacy from windows and balconies and entrance walkway - there are windows and balconies overlooking my property and giving me great concern as to my privacy from multiple rooms and from multiple residents and visitors.

Acoustic privacy - from verandahs overlooking my home and garden, some in close proximity from the boundary and the length of nearly my whole garden. I have strong concerns over the impact of this increase in noise to my home. This is already an issue with the house parties and noise that emanates from the house now, police have been called numerous times to attend by many of the neighbours.

Street scape - The proposed development breaches the minimum boundary setback from Council and the look of the building is not in keeping with the surrounding properties and streetscape. The size and bulk of the development will stand out and cannot be what the intention of this parcel of houses in North Manly are to exhibit.

Rear Setback - The rear setback does not comply and is intrusive to the adjoining property at the rear and also to my property and that of 530 Pittwater Road.

Parking - The current provisions for parking (5 spaces noted on the plans) on the property are inadequate for a potential 20 occupants, this surely doesn't comply to the guidelines that existing neighbouring residents had to adhere to with their developments historically. Parking is already an issue at our section of Pittwater Road and Hope Ave and an additional 20 occupants with potentially 20 vehicles will be impossible!

Bulk of development on block - The sheer bulk of this development will greatly impact upon the immediate surrounding properties.

Child Care Centre at 530 Pittwater Road - The child care centre will lose a large amount of sun and privacy from the rooms adjacent to that boundary as I will do on the opposite boundary. I don't believe on a number of levels that this is the sort of development that should be allowed next to a child care centre.

Native Fauna There has been no mention of the native fauna that reside in this section of North Manly and the loss of garden and open space at 532 due to the bulk and size of the development will significantly impact detrimentally the already fragile ecosystem and wild life.

In Conclusion, I most strongly object to the proposal that is essentially for a 3 storey, 10 unit studio apartment block development where a single house once stood in a single house dwelling zone.

This development will have significant negative outcomes with regard to building bulk and scale, change in streetscape, parking, noise, and environmental impact.

I ask council to reject this development application and to encourage the owners of 532 to build something more in line with the existing localised area.

I would ask that Council take into consideration my concerns and the impact this development will have on my home and my ability to live in my home and enjoy my garden, the impact to the surrounding residents and also to the immediate local residential pocket of North Manly.

I would ask that I also be given the opportunity to address any committees or meetings regarding my concerns should the opportunity arise.

Regards,

Lesley Crawford

Resident and owner of 534 Pittwater Road, North Manly