
Sent: 14/04/2021 3:47:04 PM
Subject: Fwd: Judith..docx
Attachments: Judith..docx;

Submission against 532 Pittwater Road North Manly Current DA 2021/0166

On behalf of Judith Nicholson

Thanks

Warm Regards

Lesley Crawford
Mob 0411 400 591

----- Forwarded message -----

From: **Lesley Crawford** <lesleyt2407@gmail.com>

Date: Wed, Apr 14, 2021 at 3:28 PM

Subject: Judith..docx

To: Lesley Crawford <lesleyt2407@gmail.com>

Kind regards

Lesley Crawford
Mob 0411 400 591
Sent from my iPhone

Alex Keller

The Principal Planner

Northern Beaches Council

Email: council@northernbeaches.nsw.gov.au

Dear Alex

RE: Objection to DA2021/0166 at Lot 40 DP 7027 known as 532 Pittwater Road North Manly

I am the owner of the property at 526 Pittwater Road North Manly which I occupy as my family home. I strongly object to the proposed development at 532 Pittwater Road North Manly. In the last two years, at considerable cost, I have constructed a new home on the property which I believed to be in keeping with the low-density housing that generally predominates in the area. I had previously been the owner of the property at 524 Pittwater Road North Manly and have lived there for over 30 years.

The proposed development, I believe, is not in keeping with the type of residential development in the area and would have a negative impact on the community environment and value of properties in the area.

My house is separated from the proposed development by a residential building and a childcare centre. My recollection is that at the time the childcare centre was approved the current zoning specifically provided for the development of childcare centres within residential areas. The nature of this development however is that of a commercial business. I believe that the apparent need for an on-site caretaker clearly distinguishes this development from the usual residential development. It is not much different to a motel.

It is a further concern that the proposed development is situated next to a childcare centre. It is highly likely that as the property is described as a "boarding house" that a number of the likely occupants will be transitory by nature. It would be highly unlikely that there would be any screening of people residing at the boarding house and such screening would not be within the purview of Councils legislative authority.

I am certainly not making a general reflection on the character of people that live in boarding houses. Sadly, however we should all be aware of the risks to children and the undesirability of having a boarding house, with potentially many guests including transitory guests, next to and overlooking a facility that cares for very young children.

The traffic report indicates that there will be a low fence "below drivers height" to the side boundary which would not be desirable under the circumstances.

There are serious concerns in relation to the provision of parking on the site of the development and traffic. The theory that people who reside in developments such as these do not have motor vehicles is not borne out by practical reality. The proposed development which could have as many as 20 residents has only provision for four car spaces plus one space for persons with a disability. It is not unreasonable to believe that at least one of

these spaces will be made available to the person or persons undertaking the caretaking duties. This is in my opinion clearly inadequate having regard to the demands on the local roadways for parking.

At present I have observed for some time that there has been an increase in on street parking as a result of the nearby bus stop. It has now become common for persons catching the bus to Manly to park in Pittwater Road during the daytime particularly between Monday and Friday. Visitors to my home have to frequently park some distance away as there is no parking available. Further, the demands of the childcare centre by workers and visitors have again placed a burden on parking on Pittwater Road and the surrounding streets for parking.

Additionally, the number of vehicles entering and leaving from the childcare centre also adds to the increased dangers brought about by the proximity of the proposed developments access and that of the childcare centre.

As indicated the theory that persons who reside in such accommodation do not own motor vehicles is not borne out by reality. A similar type of development at 434 Pittwater Road Manly (Manly Maisonettes) shows, I believe, that many the residents of that building own motor vehicles. The 2 photos below were taken at 5.53 AM on 3 April 2021. The significance of the time and date is that 3 April 2021 was a Saturday and a public holiday and because of the time it was unlikely that any of the vehicles would have been parked there by commuters or by tradesmen working in the area. The development at 428 Pittwater Road was also approved for off-street parking which is adding to the problems in the area.

On the day, the photographs were taken this was the only area between my residence at 526 Pittwater Road and the intersection between Pittwater Road and Balgowlah Road that had large numbers of motor vehicles parked in the street. Whilst I am unable to specifically identify each vehicle as belonging to a resident of the Manly Maisonettes it seems logical that a large number of them are from that source. There is one small block of units nearby, but this appears to have adequate parking. It is my submission that this development should be required to have at least 1 onsite parking space for each dwelling.

There are many other areas in the Northern Beaches Council Area that would be more suitable for this type of development. There are areas in Brookvale or Dee Why, to name a few, that already have numbers of higher density development that in my view would be better suited for this type of development. Development in these areas would have less environmental impacts including but not limited to negative impacts on green space, vegetation and increases in noise pollution.

I believe that the overall effect of the development would also result in the devaluation of the adjoining and nearby residential properties.

I strenuously object to the proposed development. The grounds for my objection include:

- 1 The development is not in keeping with the low-density development that characterises the area.

- 2 The development is clearly a commercial/business development and again not in keeping with the area
- 3 Proper regard has not been given to the increase in vehicular traffic and to the large volumes of traffic already using Pittwater Road
- 4 Proper regard has not been given to the existing parking difficulties in the area and the increased demands that the development will place on the already scarce parking available.
- 5 Proper regard has not been given to the proximity of the existing Childcare Centre to the proposed development.

Yours Faithfully

Judith Nicholson

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