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24/06/2020

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**RE: DA2020/0512 - 532 Pittwater Road NORTH MANLY NSW 2100**

Objection to Development Application # DA 2020/0512 Lot 40 DP7027,  
532 Pittwater Rd Nth Manly

Dear Northern Beaches Council,

Attention Mr Tony Collier  
(Principal Planner)

We are home owners at 16A Hope Avenue North Manly and have significant concerns and wish to object to the proposed development at 532 Pittwater Road North Manly. Being one of the newer owners on the street we really appreciate the sense of community and believe the current proposal will negatively affect the neighbourhood characteristics. We appreciate your consideration of our concerns as outlined below.

**Size of Development**

- \* The proposed size and density of the design looks to overburden the land size and the design is not cohesive with the surrounding neighbourhood and immediate streetscape.
- \* I question whether the development complies with the green space ratio for the block - there is no outdoor green areas for use by the residents. From a visual perspective of the drawings the "hard surface areas" appears to be over 80% of the block size.
- \* The proposed development does not comply fully with the minimum boundary setback from Council.
- \* A proposal half of this size (similar to others along Pittwater Road) and set further back off the bicycle path would be more suitable and in keeping with surrounding properties and other approved developments.

**Car Parking - Traffic issues**

- \* The property provides only 8 resident car spaces. One of the parking spaces is to be allocated to the on-site manager resulting in only 7 spaces for the remaining 23 residents. If one parking space is handicap designated then there remains only 6 spaces for 22 residents. If all residents have cars there will be an additional 16 cars parking on Pittwater Road, Hope St and Corrie Road resulting in the already congested and narrow streets being used as a parking lot.
- \* Additionally, no visitor car parking is provided who will be required to park on surrounding streets as well as the residents.
- \* In particular Hope Avenue is already a narrow street for cars and trucks (eg garbage / removal trucks) to use and the poor visibility on the corner due to, Box Trailers, caravans and boats/trailers parking on Pittwater Road makes turning left onto Pittwater Road a dangerous gamble.

- \* The area already sees regular influxes of high traffic and parking from the close proximity to after school and weekend playing fields at Nolans Reserve.

#### On Site Manager

- \* There is proposed to be an on-site manager. Will the manager be a full time employee or will this be contracted out. Will the manager be on-site 24/7 or only during business hours?
- \* The operator ( owner) is nominated as responsible for the renting of the rooms. Will this be done by the owner, agent or the on site manager.

#### Waste Management

- \* Our property for 2 people in Hope Avenue has 4 bins (1 waste, 1 green and 2 recycle bins)
- \* The design indicates only 7 bins in total for a 24 person property at the front of the building which will not be able to accommodate the amount of garbage and recycling waste produced from up to 24 persons. This indicates an under provision for waste bins - The excess rubbish will be dumped in council bins in the parks, on the streets or neighbours property.

#### Plan Drawings

- \* There appears to be inadequate allocations of space/size and additions that will have major impacts on aesthetics;
- \* A common room of 9 square metres is proposed to include a sofa as per the drawings, this is completely inadequate for up to 24 tenants. 9 square metres could not comfortably accommodate more than 6-8 persons, particularly in the current Covid 19 restrictions and the expected continuation of social distancing.
- \* The diagrams show rooms with king size beds (1,830mm wide) proposed within a bedroom size of 2,360mm wide including shelves of average 400mm. This allows only between 30mm and 430mm between the bed and the room walls/shelves which indicates that the design is not realistic for comfortable living. The proposal is designed to only maximise profit for the owner/developer and not providing a decent liveable standard for residents.
- \* There is no common property clothes lines for the residents. Each deck will be provided with 6LM of drying lines for washing. This is inadequate for sheets and large items. The drying lines/ washing will be visible from Pittwater Road, neighbours and surrounding areas and provide an unappealing aspect of cluttered balconies, that will not be utilisable as an outdoor living space by the residents.

#### Surrounding Premises

- \* The current proposed design will also have a negative impact on the childcare next door which provides an essential service to the area.
- \* The proposed size and length indicates that the childcare will lose it's available sunlight for the majority of the year particularly in winter. The children's play area will be in shade and not conducive to outdoor activity
- \* There is a significant privacy concern with regards to the proposed residences overlooking the childcare facilities as well as security concerns due to the nature of short-term/transient accommodation exposing the area to a high level of unknown persons coming and going.
- \* Again parking issues will have a major effect on parents dropping off and picking up their children.
- \* There is a significant lack of privacy from the windows affecting the neighbours houses.

If you wish to contact me for further information please do not hesitate.  
Thank you for your consideration.

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