
Sent: 6/01/2020 12:40:41 PM
Subject: DA2019/0812

Attention Claire Ryan

Principal Planner

Northern Beaches Council.

PO Box 82 Manly, NSW 1655

Thank you for your letter informing me of the notice that the DA 2019/0812 has been approved by council subject to various conditions discussed in correspondence on this application.

I am disappointed that the topic of fitting in with the 'character of the neighbourhood' from the Councils perspective only referred to the architectural aspects of the development and ignored the social aspect. By this I mean that all other residents in the area are longer term residences either owned or rental accommodation. Therefore to impose a boarding house in this place, is quite out of character with the existing use by residents.

I understand that there is a need to increase 'lower cost housing' area, however in line with the above comments, I wonder who is going to police the boarding house rules detailed in the application in this development. Is it going to be up to local residents to have to enforce these rules by various methods ie, complain to the manager then other government bodies if no satisfactory answers are forthcoming ? Will Northern Beaches Council be involved once the building is finished and being used as defined in the application ? As a very local resident, across the road from this development, I have concerns that the boarding house in time will not be run as stated in the rules of management of a boarding house. Noise after hours, residents not being there for the periods quoted in the application, use by backpackers, use by Airbnb or other uses not mentioned in the development application.

How should permanent residents handle these potential changes ?

This will concern all residents in the area and I am not sure how the permanency of the stated arrangements will be controlled in the future.

What provisions by council will be used to enforce the use as defined in the application ?

On a specific recommendation, one of the changes I thought was to be implemented, is the width of the driveway to allow for two vehicles to use the entrance feature without blocking the road. I thought that the driveway be increased in width from 4.5 metres to 5.5 metres. On page 18 of the final submission, on which one assumes contains all of the changes in the various submissions, it seems to allow for the driveway to be 4.5 metres wide. Am I misunderstanding something here ?

To reiterate my concerns.

1. As a permanent resident I am very concerned that the conditions set out in the submissions will falter over time and that the council will not be able to enforce these conditions as set out in the submissions.

2. The increased width of the driveway does not appear to be in the final plans.

Thank you for giving the residents a chance to have an input to the original application.

Your truly,

G. Jim Kent 37A Starkey St Forestville 2087 (in Cannons Pde directly opposite the proposed development of the boarding house).