

7 February 2022

Paula Martin
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Manly 2095
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Re: DA2021/2590

To whom it May Concern

Firstly I would like to say this whole current process has caused resurfaced stress to myself. I have owned and lived in my property for 28 years and this is the third time that there has been notification about 40 Pine St.

Eight years ago, 40 Pine St, Manly was refused a DA for many reasons that have still been unresolved. It was hoped after that result in 2014 (Goarin v Manly Council NSWLEC 1108) that Council would have rezoned this small piece of land for the community's best interests.

I would like to object to the above Development Application (DA 2021/2590) for the following reasons;

Lack of Access to Dwelling - There is no vehicle access to the site for occupants or emergency services. Also there will be confusion of the address for emergency services to access due to Pine St being at the bottom of a set of steep uneven stairs.

Parking - The dwelling has no off street parking for the resident/s of 40 Pine St so they will need to use other streets. It will probably be Kangaroo St as it is the closest access to the site. This part of Kangaroo St is already extremely congested with parked cars. This is due to apartment blocks with no parking and many dwellings having multiple adults with multiple vehicles. Also Pine St is in the Ocean Beach Precinct and Kangaroo St is in the Ivanhoe Park Precinct under the Council's residential parking scheme which should encourage parking in the streets below.

Waste Collection - The DA has stated that waste collection will be in Kangaroo St, at the top of the footpath between 4 and 6 Kangaroo St. This is a small piece of nature strip that is not close or within sight of the property. Bins have been knocked over and often left after collection in driveways so who will be tending to these bins if the resident is not near. Also I am unable to understand how a 3 metre nature strip will be able to situate the bulky waste when the resident has a Hard Rubbish Council Collection.

Site Construction - I am extremely concerned about how building equipment and materials will be delivered/accessed to the site. I would think a crane would be needed for some and I am very worried about my property and potential damage during this stage. There is also the narrow path and steep stairs that will need to be navigated with materials which would be hazardous for tradespeople.

Also as it is a very small sight, I am unsure where equipment and materials will be stored. Finally I am unsure how skip bins for waste materials from the build will be delivered or collected during the build.

Wildlife Corridor - Below my property is a green belt of trees and shrubs that is the home to many birds, animals and reptiles. This habitat has been enjoyed by many including my family for many years. I feel that the DA for 40 Pine St will severely impact this wonderful Wildlife Corridor negatively.

Lastly could I please request for a site inspection so that councillors and the planning team can view the inappropriateness of the site themselves.

Kind Regards

Paula Martin