
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

01/02/2022

MRS Anna Littleboy
10 Kangaroo Street - 10 KANGAROO ST
MANLY NSW 2095

RE: DA2021/2590 - 40 Pine Street MANLY NSW 2095

Anna Littleboy
10 Kangaroo Street
Manly NSW 2095

RE: DA 2021/2590- 40 Pine Street

I wish to lodge an objection to the development of this property.

I believe the council should never have sold it publicly - it should have remained as council property or for public use. There are no other properties facing this walkway section of Pine Street and the size and location of the property is not conducive for building on or accessing. This area is a quiet public walkway to the beach where locals enjoy the abundance of native wildlife and beauty of the trees and greenery.

The land is too small to comply with so many of council's regulations and setbacks. Surely if council ever thought someone would try to build on this tiny piece of land they would have handled it differently, ensuring council's time and energy would not be wasted, time after time in the future, with each new owner attempting to build what is essentially a 'treehouse' on it. As a WIRES rescue volunteer I have released a number of native animal species in this Pine St Walkway green corridor after their rescue, revival and release for their recovery and integration back into the bush. This area is perfect due to the peaceful, low density state of the corridor.

The excessive use of public land for private use is, I believe, unacceptable. Setting up the development worksite on public land would result in the destruction of a number of trees which the residents of Kangaroo and Pine Streets have lovingly planted, hand watered and cultivated. Submitting to build permanent steps and timber/concreted walkways as access between the proposed dwelling and the paved public path on council land is audacious. The walkway between No 4 and No 6 Kangaroo Street is very much a quiet walkway for passing pedestrians and is directly outside the balconies and main living areas of those two properties. To have 40 Pine Street bin collections, food and online goods, mail and parcels being delivered regularly, lost delivery drivers knocking on their doors looking for 40 Pine Street, would be very disturbing for No's 4 and 6.

Is the OSD water disposal system as proposed for the development of 40 Pine Street satisfactory? Comparatively, upon recently renovating my house, even without any change in size of the roof we have been required by council to install two 5,000 litre holding tanks to protect the houses below us in Pacific Parade. I am aware that number 8 Kangaroo Street also has a similar water retention arrangement for the same purpose. When there is heavy rain the water that runs down Quinton Road into Kangaroo Street and down the hill into Pacific Parade properties is river-like. The regular flooding of Balgowlah Road near the Swim Centre is that

very same water flow.

Parking of course is an issue. Just because there is a local car sharing company in the area doesn't mean the residents of 40 Pine Street will ever use it. Kangaroo Street is already very full, particularly due to the two blocks of flats at No 2a and 2b. Sections of parking on the bend near No 2 are unusable due to the narrowness of the street and inability for trucks/garbage vehicles to get around the corner if there are cars parked there. Local cars are regularly side swiped and damaged in this area. The freestanding homes along this section of Kangaroo Street are large 4+ bedroom homes, many with families with grown children living at home. This can mean each family has a number of cars parked on the street. I know one family who recently lived in one of these homes, consisting of 6 adults with 5 cars.

Please dismiss this application and return the land to the green corridor.

Yours sincerely,

Anna Littleboy.

31 January, 2022