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Subject: Online Submission

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RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW 2100

Dear Mr Keller

I received and read with renewed concern the notification letter from the council regarding this second proposed development at 534 Pittwater Rd, North Manly DA 2021/0166, having seen the first application (DA202/0512) rightly rejected.

There is little difference between these applications, with minor adjustments to the Pittwater Rd streetscape and a small reduction in the number of boarding house dwellings (twelve reduced to ten). There is also a significant reduction of parking provided, from eight to five in the current application.

I have lived and worked in a home occupation capacity at 536 Pittwater Rd North Manly since 2001 and in that period, I have seen increased traffic, parking and noise increase in the area during this time. This area a residential single dwelling for families and this is an area outside of Manly and Brookvale that needs to maintain this character for future families that look for this type of lifestyle, free of medium density and high rise.

I wish to make a formal objection to the proposed development. These objections include but are not limited to the following issues.

Parking & Traffic

The council approved a child care facility at 530 Pittwater Rd in recent years. This has caused the nearby area to be used by staff for parking which has contributed to more traffic and parking issues. There is already provision for low cost housing on 2 sites in Pittwater Rd North Manly in the more appropriate locations towards the industrial area near Harbord Rd. Council needs to reassess the Development application with the number of rooms and parking provisions as they will flow over into surrounding streets that are already full at the end of the day. This area has the capacity to cope with single residential dwellings and not multi residential developments.

Inappropriate Proposed development in terms of Bulk and Scale

Boarding houses should have similar bulk and scale to the properties of the surrounding local area. There is reference to a similar approved development at 428 Pittwater Rd; the address in question and that location is surrounded by apartment blocks and commercial properties which is of higher residential density. This is in keeping with the councils LEP objective and the s30A of the affordable housing SEPP (AHSEEP) Character of Local area which the proposed development at 532 is not. This belief was emphasized in a recent statement by a

spokesperson for the department of planning and environment (DPE) that states "Affordable housing SEPP required councils to ensure new buildings were compatible with the existing or desired future character of a local area."

Social, Security and Privacy impact

Residents in the already have unknown people parking, walking and using the streets with the childcare facility and the business operating out of 530. Allowing a boarding house in close proximity or in the middle of this business that has 10 rooms with a possibility of 20 (or more) persons occupying the site will change the social landscape, introduce high density development into our quiet residential area. I am concerned that this type of accommodation will encourage transient people to reside in the dwelling and the issues of such type of accommodation and the issues that come with it.

There is a very valid concern relating to transient people living right next door to a child-minding center. This is an inappropriate combination of developments. It needs to be highlighted that if an unfortunate event were to take place after this risk was clearly identified in development objections, that the council would potentially liable.

We as a community are concerned that the type of social issues that the boarding house will introduce and other Social and Environmental issues such as Noise complaints which have already been reported to police out of this premises (532) due to its excessive rental activities already. I ask council to check police records already relating 532 that will be recorded and that continued noise abatement directions from the rental property has already caused local residents to complain to police on several occasions with loud offensive behaviour, music and bon fires. This type of social behaviour is going to increase with additional people being permitted to reside at this address.

Precedence

There is the real concern that where approval might be provided by council for this type of development at this address will lead to setting the precedence and other boarding houses will follow suit. Over the 20 years I have lived at my address I feel I have got to know many of the residents who are generally owners, all of whom have a level of pride of their property and deserve the right to uphold the general amenity of the area thereby ensuring the value of the properties do not diminish as a result of the development in question. Based on the DA in question, and the fact that there has been argument of precedence having been set because of 428 and 434 Pittwater Road developments, suggest that should council approve this development 2021/0166 then other residents in the immediate area should be able to apply and have granted permission to also build low-cost residential housing.

The result would be a catastrophic increase in the numbers of dwelling occupants, essentially another unplanned 'unit suburb'.

In Conclusion

I am well aware that social and affordable housing is a concern in our society due to increased costs to purchase or build. However due to the objections raised in this correspondence, this is not an appropriate location for this type of development. We, along with many other residents, who do know our neighbours, do socialise and stop and chat, are strongly against this development. We as a group do have concerns, we have already had issues from this rental

property already and we are concerned that it will multiply. The council needs to prove and justify to the residents of Hope Ave that all aspects are considered and that the Environmental impact (Noise, Traffic and Social) is extensively investigated and reported and the suitability of the site for the proposed development is correct for the public interest of the current and future residents. Please ensure that the area remains residential with families and not turned into a commercial boarding housing, this area needs to remain as is for our younger generation.

Kind regards,

Michael Popplewell