
Sent: 12/11/2020 6:51:48 PM
Subject: Online Submission

12/11/2020

MS JANET DEAGAN
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RE: DA2020/1222 - 35 Pine Street MANLY NSW 2095

As owners of the adjacent property, Pine Street Kindergarten, we have many concerns regarding this DA.

We are ultimately in favour of a single dwelling replacing the backpackers accommodation. Over the 29 years we have owned 37 Pine St, the original boarding house and the backpackers have caused considerable issues in the street.

Having said that we question the proposed height of the dwelling. As stated in the DA it is above the regulation height of 8.5m but within the height of what is already there. Plans include a third floor attic space with dormers but three floors are not permitted by council regulations. This is more than an attic space if there are three windows being added. From our property, this does appear to be much bulkier and change the roof line and with an added window looking into our property, privacy may be an issue. We feel just because what's already there is over the height regulations for a single dwelling, this does not mean it's ok to keep it at that height.

Also the similar argument for floor space does not sit well. Just because the current FSR 0.76:1 will be reduced to 0.67:1, it is still over the maximum of 0.6:1 regulation.

We also note the basement level for a cellar. With already ongoing issues when it rains with drainage and flooding of our yards, it concerns us that excavation will upset the water table and create greater problems.

As we are a child care centre, with 50 children in our care each week, there are a number of concerns with the demolition and building of the new dwelling adjacent to us.

Of utmost importance is safety. Children arrive and depart the centre using the pathway along the east of our building. This would mean that measures will need to be put in place for families and staff to have no concerns of anything obstructing or possibly falling into this area. This would also apply to the length of our east boundary as all our outdoor space is used by the children.

We have broached the owners of number 35 on multiple occasions over the past few years about replacing the old existing fence and we will need documentation on how they will be minimizing any safety and security issues with the ongoing construction. As a child care centre we are under Department of Education regulations and our license and insurance will be jeopardised if any safety issues are compromised.

A huge part of our centre is the wonderful outdoor environment, our kindy is well known for our outdoor program. Staff plan and program for children to learn outside for 70% of the day.

Ongoing noise, dirt, dust from construction will have a huge impact on our daily program.

Part of the day includes quiet / rest time, an important part of children's needs and development. This too will be affected by ongoing construction noise.

We have had many issues in the past with persons in the backpackers using coarse language and behaving inappropriately in close proximity to the children. We'd expect anyone working on the construction to be aware of how they are conducting themselves and know that as part

of NSW Government Health, the kindergarten is covered by the 4 metre smoke-free law. Parking in Pine St is scarce and proves an ongoing problem. Our 4 staff each day are moving cars every 2 hours to comply with parking restrictions. 24 children are being dropped off and picked up each day with parents already often having to double park. A concern is the added construction vehicles to the already limited parking.

Pine Street Kindergarten has been in this location since the late 1960s. As a business in a residential area we have always been considerate and sensitive to the community. As like many businesses, we have been hugely affected by COVID with reduced numbers attending therefore having to reduce our opening days for many months. Our major concern is that our business will be affected by the long ongoing demolition and construction of the property next door. We are worried that parents will be put off from using our services due to the environmental impact and our numbers will be affected, which will then impact our ability to keep staff employed and keep our kindy open.

All we ask is that consideration of these concerns are taken into account when assessing this DA.

Thank you
Janet Fleming and Anthony Deagan