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Subject: Online Submission

26/06/2020

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RE: DA2020/0512 - 532 Pittwater Road NORTH MANLY NSW 2100

Tony Collier
Principal Planner
Northern Beaches Council

Dear Tony,

RE DA2020/0512 - 532 Pittwater Road, North Manly

I received the notification letter from the council regarding the proposed development at 532 Pittwater Road, North Manly DA 2020/0512. We have lived in Pittwater Road North Manly since 2006 and have significant concerns regarding the this proposed development.

We wish to make a formal objection to the proposed development. The objection is based on the following considerations.

Inappropriate Proposed development in terms of Bulk and Scale

Boarding houses should be in bulk and scale to the surrounding local area. There is reference to a similar approved development at 428 Pittwater Rd, I am aware of this property and the development at 428 Pittwater Road 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 whereby the proposed development at 532 Pittwater Road is not. This belief was emphasised 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".

The proposal will occupy virtually the entire site at 532 Pittwater Road and tower above adjoining developments in terms of bulk and scale. It would adversely impact upon neighbours on all sides, with significant losses of privacy and sunlight.

This area has the capacity to cope with single residential dwellings and not multi residential developments.

Poor and inadequate Environmental assessment (SEE)

Council should also consider the inadequate environmental and social assessment of the prepared SEE. There was little or no qualitative or quantitative assessments of environmental factors such as geotechnical impacts; operational noise; parking spillage; visual access and privacy; lack of accurate photomontages to illustrate bulk and scale; fauna and an accurate characterisation of the surrounding community.

I do not believe that the prepared SEE has addressed adequately the requirements of the

EP&A Act.

Provisions not addressed appropriately under s4.15 include:

- (a) any environmental planning instrument - The SEE does not address the provisions of the NBC LEP zone objectives with regard to bulk and scale being consistent with the surrounding dwellings. The SEE and proposal does not address bulk and scale and the surrounding dwellings with regard to s30A of the AHSEPP. Under 30A - Character of local area a consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality - the SEE is very weak and inadequate in terms of assessment of the environmental aspects of the proposal including noise, amenity, traffic, parking, bulk and scale, visual access and privacy.
- (c) the suitability of the site for the development - a 2 story, 12-unit studio development where a single house once stood in a single house dwelling localized catchment is not a suitable site for the development.
- (e) the public interest - it is not in the best interest of the local community to have developments that is essentially for 2 story, 12-unit studio development where a single house once stood.

Parking and Traffic

- The proposed DA shows that there could be up to 24 residents occupying these premises and only 8 parking spaces provided for onsite parking. There will not be enough parking to accommodate the resident's vehicles and will therefore spill over onto the surrounding streets which are already heavily congested.
- There is no onsite visitor parking has been provided, therefore these cars will be required to park on the surrounding street.
- The area sees regular influxes of high traffic and parking from the close proximity to after school and weekend playing fields at Nolans Reserve.

Social, Security and Privacy impact

- Privacy for the neighbours will be impacted by the height of the building and windows overlooking gardens.
- Overshadowing, the shadows cast by the rear portion of the building will significantly overshadow the outdoor play space of the neighbouring childcare centre. In winter, this represents a significant and detrimental impact on the use of the space by the children
- Privacy The raised balconies from L12, L11, L10 and L09 all appear as though they will overlook the childcare centre, again raising privacy concerns.
- The local residents are concerned that the type of social issues that the boarding house will introduce and other Social and Environmental issues such as Noise complaints. The current occupants at this property (approximately 6-8 backpackers) have already had noise complaints reported to police by several local residents with loud offensive talking, music and bon fires. This type of social behaviour is going to increase with additional people being permitted to reside at this address

Waste Management

The design indicates only 7 bins in total for the property at the front of the building which will not be able to accommodate the amount of garbage and recycling waste produced from up to

24 persons. This indicates an under provision for waste bins.

Loss of Greenspace

The residential precinct around the proposal is dominated by a significant greenspace of large native trees including 100 years old Angophora Costatas. Consequently, due to the old growth habitat trees and patches of bushland combined with large gardens there is a lot of native wildlife including ringtail possums, water dragons and a family of bandicoots. The risk is if this proposal gains consent in this particular residential precinct other similar developments will eventual fragment the significant greenspace that now exists. It should be noted that bandicoots and other native animals forage within the grass area of the proposed site. There was no assessment of fauna impacts in the SEE.

In conclusion, we strongly object to the proposed development at 532 Pittwater Road North Manly DA2020-0512.

Yours sincerely,
Stephanie Bury
528 Pittwater Road, North Manly