
Sent: 6/09/2019 8:18:48 PM
Subject: Claire Ryan DA2019/0812

Northern Beaches Council

Proposed Development

DA2019/0812

Lot 2 DP 363929

33 Starkey St Forestville NSW 2087

The Proposed Development should be completely stopped by the Northern Beaches Council. The council does have such authority if they want to use it to stop the development.

We have three levels of government. However, it is our local government (council) that is directly responsible for services and protecting the local community.

The proposed development is a commercial venture in a completely residential area. Such a development would destroy the character and change the nature of the area. The role of local government is to protect local residences and rate pays and not to support a development that is only for their benefit and adds nothing to the local community. Why should a boarding-house be built in a residential area? Recently, a politician made the argument that we must provide low cost housing for teachers, nurses and police, hence boarding houses should be built. If this is the case, we should increase their salaries and not provide such valuable people third world living accommodation. There is a boarding house at 781 Warringah Road. Two lease signs have been out the front of the boarding house for months. Why! Is there really such a demand. It is claimed that the boarding house provides low cost housing for poor people. In the Warringah Road boarding-house a person owns an expensive BMW – is this person poor? The area already has sufficient low-cost housing, go and look at Dee Why and Brookvale.

It is claimed that Sydney property prices are too high. This is not true, although houses are expensive (and always have been). House prices in Forestville since 1997 have only increased in value at the rate of 6% p.a. Inflation has been about 3%. So, in reality house prices have only increased above the inflation rate at 3% p.a. over a twenty-year period. I have just

returned from Shanghai, property prices were higher in Shanghai than Sydney.

A boarding-house adds nothing to the local community. It does not create extra long-term employment. But what it will do is lower property prices near the boarding house. In 2007, we bought an old house at 1 Tyrone Av Forestville and build a new home. We have invested our life-saving in our home. The proposed development is almost adjacent to our block of land. We bought and built at this location because of the fantastic character of the area. If there was existing boarding-house located near-by, we certainty would not have bought the old house. So, if the proposed development is approved it will certainly reduce the value of our property. Remember the role of local government is to protect local residences and by approving the development, nothing is gained for the local community. The only benefit is for the developer to make lots of money.

The development should be rejected and completely stopped:

(1)

The development is completely out of character when you consider the surrounding area (you should drive down Cannons Pde and surrounding streets). This commercial venture in a strictly residence area is not appropriate.

(2)

Local residences near the development would see the value of their property diminished.

(3)

The development does not create any extra long-term employment in the area.

(4)

The development does nothing to enhance the local community.

(5)

There is no need for low-cost boarding house style accommodation in a residential street in Forestville. Within the council area, there are many locations which are more suited for such a development.

I am not against development. But the location should suite the development. The development as proposed is more suited to commercial area or on a major arterial road and not tucked away in a 100% residential area.

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