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**Sent:** 7/08/2020 1:24:33 AM

**Subject:** Submission for DA2020/0744 - 635 Warringah Road FORESTVILLE NSW 2087

**Attachments:** Submission DA2020\_0744 & DA2020\_0745 - Sally Clegg 05082020.pdf;

Attn: Lashta Haidari -Principle Planner  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Lashta Haidari:

Submission to DA 2020/0744 - 635 Warringah Road FORESTVILLE NSW 2087 - Demolition works and construction of a Boarding House with new shared accessway

I am writing in response to development application DA2020/0744, located at 635 Warringah Road Forestville NSW 2087.

Please see attached pdf file as my submission to the development application.

If you wish to contact me please reply email to [sallypostbox@hotmail.com](mailto:sallypostbox@hotmail.com) (I do not wish for my mobile phone number to appear online to the general public for privacy reasons).

Kind regards,  
Sally Clegg

Sally Clegg  
3 Undula Place  
Belrose NSW 2085  
sallypostbox@hotmail.com

5<sup>th</sup> August 2020

Lashta Haidari  
Principle Planner  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Lashta Haidari:

**RE: Submission to DA2020/0745 - 633 Warringah Road FORESTVILLE NSW 2087 - Demolition works and construction of a Boarding House with new shared accessway**

**AND**

**Submission to DA 2020/0744 - 635 Warringah Road FORESTVILLE NSW 2087 - Demolition works and construction of a Boarding House with new shared accessway**

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I am writing in response to development applications DA2020/0745 and DA2020/0744, located at 633 & 635 Warringah Road Forestville NSW 2087. Both DA's propose the construction of a combined total of two two-storey boarding houses for a maximum of 24 residents for short term rental, with the combined provision of 14 unallocated carparking spaces.

After considering the materials provided online for both applications, I have the following feedback that I hope Northern Beaches Council will consider when making their decisions on both Development Applications.

- Local Requirements for Diversity in Housing – Provision of Over-55s Residents in Immediate Area

While I agree that provision of affordable housing is helpful to the larger community, I believe there is a definite lack of available options for those already living in the immediate area of the development site, and who are looking to downsize.

Most recent census data of the Frenchs Forest and Forestville area reports that the population already residing in the area of the proposed development site are predominantly home owners (80%), of which 65% are families. Of this population, 45% are older than 40 years of age. The data also shows that the average trend of 66% of residents are long term residents. Most of whom have contributed to their local area for many years paying their rates to the Warringah Council, Manly Warringah Council, and now the Northern Beaches Council.

## Neighbourhood Insights

A little bit about who lives locally, as provided by government census data

[View neighbourhood map here](#)



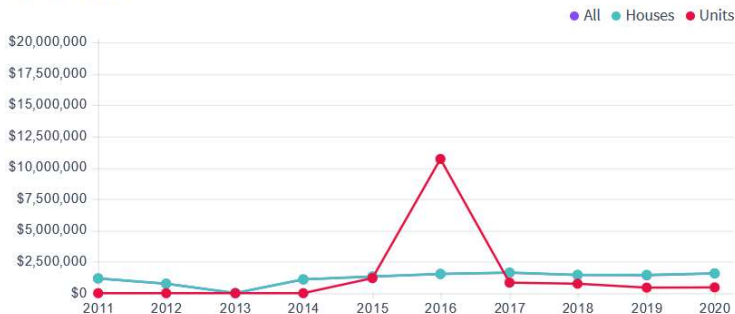
<https://www.allhomes.com.au/31-forest-way-frenchs-forest-nsw-2086>

## Suburb and property insights

### Median sales

MEDIAN SALE PRICE FOR FRENCHS FOREST

**\$1,575,000**



[Let's explore Frenchs Forest's sales history & suburb profile >](#)

AVERAGE AGE

**42 YEARS**

POPULATION

**13,473**

FRENCHS FOREST'S PROPERTY PROFILE



FRENCHS FOREST'S OCCUPANCY



Other than seniors homes, there is a lack of diversity of options for those looking to remain in their immediate area and wishing to downsize. This has meant that older residents have had to look outside of their local area and move away from their family, friends and support networks. The nearest over-55s living options to the development site is in Forestville, near The Centre shopping village, or in Belrose or St Ives.

The two sites mentioned in the DAs would be ideal for over-55s living, as the land is level (helpful for people with limited mobility), and have adequate access to public transport if use of vehicles was limited.

I believe that provision of housing should be considered for those already in the local area and who have contributed to the local area over the years of their residency. Keeping the elderly close to their support networks before moving to retirement homes is important for the health and wellbeing of our elderly neighbours. It also continues to create diversity within the population in the immediate area rather than increasing the issue of relocating these residents as they get older and look to downsize.

- Impact of Current Oversupply of Boarding Houses in Frenchs Forest/Forestville area

Due to the recent development of the Northern Beaches Hospital and proposed development of the Frenchs Forest Town Centre site (aka The Forest High School site), there has been a steep spike of recent



boarding house developments on the Northern Beaches – most notably in the Frenchs Forest and Forestville area. On the strip of Warringah Road alone, there are at least 4 boarding houses – the closest one to the proposed development site is a 700m walk away (refer diagram) .

I understood that the original intention of building boarding houses was that it would provide affordable short-term housing at below market rental rates. Due to the lack of demand for boarding house rooms in the immediate area the rooms are now being advertising as “executive suites” at rental rates of \$400-\$450+ per week, and in many cases advertise that car parking spaces are included in this price. Refer below examples of advertisements currently available online.


Residents of current boarding houses in the immediate area to the development have commented that the lack of demand for boarding house rooms in the local area often sees the rooms being rented out via Air BnB for rental income.

Therefore, it appears that the abundance of supply of boarding housing in the immediate area to the development site isn't being utilised as it was originally intended. From this local information it appears that either the demand for boarding house accommodation has already been met, or that there is a current oversupply. With this in mind and the current lack of alternate housing for older residents looking to downsize, it would seem that considering alternate use for the development of the two sites would be more prudent for current needs of local residents.

## Example 1 - 781 Warringah Road Forestville – average rent from \$430 per week



[For rent in Forestville](#) [Home](#) [Rent](#) [NSW](#) [Forestville](#) [Studios](#) [0-Bedroom](#) [781 Warringah Road, Forestville NSW 2087](#)

Request private inspection



Share

Save



Photos 13

Floorplan

Video

Virtual Tour

**From \$430**

781 Warringah Road Forestville NSW 2087

- 1 - Studio

**781 Warringah Road**  
Forestville, NSW 2087

**Fei Xie**  
RMA Real Estate

Call

## Property Description

**Fully Furnished Studio and bills included! Long/Short Term lease are welcomed!**

A few selections of spacious furnished studios take advantage of the sunny aspect and privacy. It also offers complete with en-suite and fully equipped kitchenette. Within a few minutes' drive to Chatswood, Forestville Shopping, Manly and the Northern Beaches. Bus stop is just at the front of the building.


Features:

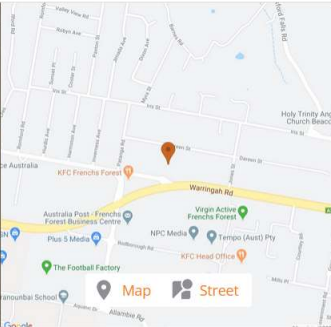
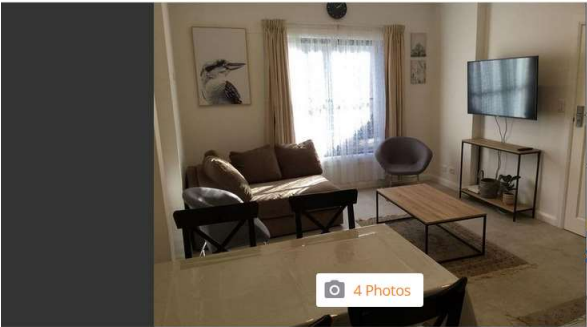
- Large bedroom with built-in wardrobes;
- Fully equipped kitchenette;
- Fully furnished including television, bed, desk, chair;
- Air conditioning;
- Common laundry and community kitchen;
- Includes utility charges
- electricity, water and internet usages.

Only Limited Car Space Available


Property type: **Studio**

## Example 2 – 326 Warringah Road, Frenchs Forest – average rent from \$400 per week

[Search Rentals](#) [For Renters](#) [For Agents](#) [For Landlords](#) [Blog](#) [List Your Property](#) [Renter Resume](#)



Mara Iskenderian  
First National Frenchs Forest  
Frenchs Forest

[Enquire](#) [Apply online](#) 

**\$400 per week (utilities incl)**





326A Warringah Road,  
Frenchs Forest, NSW 2086

[Shortlist](#) [Hide](#) [Brochure](#) [Share](#)

**\$1,600 Bond** [Need help paying the bond?](#)

Studio | Available now | Rent ID: 3972352

[Get Optus nbn™ with unlimited data](#)



1 Bed 1 Bath 0 Cars Furnished

## Example 3 – 31 Forest Way, Frenchs Forest – “executive apartments”

### Offers Over \$300 Per Week

1 Bed • 1 Bath • 0 Car

### Apartment description

Property type: Apartment

Status: Leased on Thu 28 Nov, 2019

#### “Brand New Executive Apartments”

A selection of 26 executive studio apartments, all with quality fixtures and fittings throughout. All rooms are unique in their layout suiting all lifestyle needs.

Open plan living and brand new stone kitchens with new appliances and excellent storage.

Modern fully tiled bathrooms. Common laundry with new washing machines and dryers.

Some apartments feature balconies and stunning outdoor courtyards.

All units include air conditioning, built in wardrobes and televisions.

The convenience of covered off street parking available.



For the open for inspection, it is best to park on Wareham Crescent and walk up the public pathway.

The Property Features:

- Brand new executive apartments
- Air conditioning
- Built in wardrobes
- Two burner gas stoves
- Courtyards & Balconies
- Fridge, microwave & tv's included
- Security building with intercom
- Under cover parking at extra cost
- Common coin operated laundry
- Stools & bench space for dining/study desk
- Partly furnished apartments available
- Disabled friendly apartments with lift access
- Pet friendly

**Other features**

Close to Schools, Close to Shops, Close to Transport, Disabled Access

- Inadequate provision of on-site car parking within the proposed two developments

The previous Veterinary Hospital provided for 7 car parking spaces for a 24 hour accessed business site. Both DAs only provide a total of 14 spaces for a maximum of 24 residents. There is no provision for visitor car parking within either DA.

The boarding house shall provide the following parking options located at ground level:

Vehicle Type	Number of Spaces
Car spaces	7 (1 manager space)
Accessible space	1 (included above)
Motorcycle parking	2.5
Bicycle parking	3

The Veterinary business would have less likely to have had 24 clients at one time arrive – and most appointments were for an average duration of 20mins. On the times I frequented the practice over the last 35 years I have only ever seen a maximum of one other customer use the parking provided for customers when they've used the

Veterinary services. The supporting document provided to Warringah Council in 2014 entitled [DA2014/0963 - report - parking and traffic from CD](#) supports my personal experience of car parking maximums and during of visitations by customers at the site when it was used as a Veterinary Hospital. Below are extracts from the report citing results of a 2 week study of traffic, parking and pedestrian usage of the site at the time:

i.e. "Forestville Veterinary Hospital has provided client attendance records for a two week period Monday 1 July 2014 to Monday 14 July 2014 to give an indication of parking demands and vehicle movements. The records are reproduced in Appendix 'A'. The Hospital advises that during the week there are a maximum of 2 vets and 3 staff on duty while on weekends and public holidays there is one vet and one staff on duty. All visits are by appointment except on Sundays and public holidays when it is only open between 9.00am and 11.30am for 'walk-ins'. This arrangement limits the number of clients visiting the site at one time. Appointments generally last between 15 to 20 minutes. It has been

assumed all clients and staff drive to/from the site. The records indicate a maximum of 2 clients visited simultaneously with a maximum of 5 visiting the site over a 40 minute period. Allowing for an overlap between appointments it estimated that the maximum number of client's vehicles onsite at the same time would have generated a parking demand for some 3 car spaces. Therefore, including staff, the records indicate that there would be a peak parking demand of some 7 car parking spaces. It should be noted this demand occurred on very few occasions over the two week period. As noted earlier existing on-site car parking is located predominately along the eastern site boundary with a single car (staff) generally occupying a space at the front of the building. The parking is not marked, with some parking not complying with current standards. Accordingly, **it is proposed to formalize the existing car parking on the site to provide 7 carparking spaces (inclusive of a disabled space) plus one (1) alternate disabled space at the rear** which will provide level access into the building. The parking provision will meet the peak parking demand for the site, has been laid out generally in accordance with current standards and represents an improvement over the existing general ad-hoc arrangements."

Also, the traffic generated was noted in the report "From the attendance records it is estimated that the site generates a maximum of approximately 10 vehicle trips in an hour." This was calculated as an estimate during peak times. It would be assumed that the peak times for residents of a boarding house with vehicles would be around the peak morning and evening times during Monday to Friday, and different times on weekends. It is highly likely that traffic would be increased by the change of usage of the site from a Veterinary business to a residential premises.

The conclusion of the report states that "The hospital has been operating on the site for over 30 years with no apparent resident objections nor adverse impact on the surrounding area". During this time there were 7 to 8 car parking spaces provided for less cars than would be frequented by the estimated patronage of vehicles going by the current vehicular usage of residents of neighbouring boarding houses. From this assessment it appears that the provision of car parking in the combined total of both DA's wouldn't be adequate for a residential premises, based on the vehicular usage of current boarding houses in the immediate area to the site.

- Lack of on-street carparking and carparking overflow into neighbouring streets

"Clearways" in the AM and PM on this stretch of Warringah Road restricts on street parking – as a safety and traffic management arrangement for the busy three-lane section of road immediately in front of the site.

With lack of on-street car parking, this creates the problem of overflow parking in nearby cul de sacs. By design the local cul de sacs are narrow and a safety hazard is created for residents and pedestrians when cars are parked on both sides of the road. Visibility for residents getting out of their driveways is also reduced when cars take up all car space in the narrow street.

The original plan for Boarding Houses is to locate the sites near public transport access. What has become evident from the experiences of local residents to existing boarding houses in the immediate area of Forestville and Frenchs Forest, is that most (if not all) residents of the boarding houses have their own vehicle. Where there are two adults per room it is possible for there to be two cars owned per



room. This has created parking problems in surrounding neighbourhood streets due to the lack of requirements to provide adequate car parking based on the assumptions of the those to be housed in the boarding house. Many of the boarding houses local to the development site are advertised as “executive suites” and so the original target market for the boarding houses has changed from the intended market. – i.e. the needs of the current residents of the boarding houses are markedly different to the originally planned/intended residents.

e.g. for the boarding house at 556 Warringah Road, Frenchs Forest (ie corner of Altona Ave and Warringah Road), residents have complained that the parking from the residents of that site has caused parking overflow problems in Altona Ave, Iraga Place and the end of Grace Avenue. These streets form the busy rat-route as the alternate for local residents to using Warringah Road during peak times of the day.

e.g. for the boarding house at 187 Warringah Road in Beacon Hill has 19 rooms, but provision for only three parking spaces, causing overflow problems in Willandra Road and Chalmers Ave.

As the above diagram on page 3 of this submission shows, the estimated overflow of on-street parking for the two developments would impact the residents in Emperor Place and Woodside Grove.

- Vehicular Access to the site

Access getting into and out of the driveway of the Veterinary site was always difficult as traffic rushes at 70km/hour around the corner on Warringah Road in front of the site. Now that the recent roadworks have improved the stretch of road immediately before the site and the underpass has reduced the number of traffic lights just before that section of Warringah Road (travelling towards Chatswood), the traffic is more constant and has less chance to slow for cars wanting to enter the site of 633-635 Warringah Road. i.e. a high potential for traffic hazard when potentially all 7+ vehicles were to access the site during the same time.

- Management of Boarding Houses

The housing rules and controls for Boarding Houses are different to those of Strata residencies and owner/occupier residences. Also, without adequate provision of management of the proposed boarding houses it is possible that the burden of control of residents would fall to the Northern Beaches Council to remedy residential issues/disputes.

I believe that with the high percentage of long term residents in the immediate area of the two developments that it would be better for a long term accommodation solution to be provided to the area – such as a strata housing complex. Strata management has proven to be in keeping with the surrounding owner/occupier population of the immediate area. It would also meet the needs of those wishing to stay within their local area and looking to downsize.

In conclusion, I am not supportive of the two developments currently proposed in the form of boarding house developments. I believe there is already an oversupply of boarding house living arrangements in the immediate and surrounding areas to this site. As well, there is a lack of diversity and supply of alternate long-term housing in the immediate area to the two development sites to support the current needs of the immediate population – specifically the undersupply of options for over-55 housing.

Parking issues, both on and off-site need to be addressed for the 24 proposed residents of the housing, as well as the safety of vehicular and pedestrian access.

Management issues and the transient residence isn't in keeping with the current demographics of the immediate area and have the potential to create long term issues for those who have chosen to make a long-term plan to buy their home and live near the two development sites – as well as the Northern Beaches Council.

If you wish to discuss any of the information provided in my submission you are welcome to contact me via my email address.

Kind regards,

Sally Clegg