
Sent: 21/06/2020 12:08:17 PM
Subject: Online Submission

21/06/2020

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

21st June 2020

Re: Concerning DA approval for 532 Pittwater Road, North Manly

Dear Mr Collier

Please consider my thoughts below regarding the DA for the proposed development at 532 Pittwater Road. Acknowledging that this area is growing, it is also crucial to ensure that we don't lose the suburban look and feel of North Manly. I would support a more realistic development which considers the boarding house residents with more respect and less focus on profit.

My main concerns are: -

SITE LOCATION AND DESCRIPTION

The site is located within a low residential area of North Manly. It doesn't consider the local community and appears to be high revenue earning for developers. There are many references to the on-site management required to maintain realistic noise levels for the neighbours, this acknowledges the difficulty of managing disruption for the neighbouring properties.

NOISE

"The common room has been deliberately orientated towards the front of the site, to minimise noise projecting into neighbouring properties."

I am particularly concerned with the noise impact on other properties. I would like confirmation that the owner of the development will have direct contact and regular reviews with the manager to ensure guidelines are observed.

PARKING

The boarding house has 8 car spaces (including 1 accessible car space) plus 3 motorcycle spaces totalling 11 motorised vehicle spaces. In addition to vehicle spaces 4 bicycle spaces have been provided.

Parking in the area is becoming challenging due to the increase of sport at Nolan's/Passmore and granny flats/studios. Extra parking tends to come into Hope Avenue which is already regularly at capacity. The kindergarten next door has high level of drop-off/parking requirements.

DRYING

Deck drying for individual pods: how big are these? Are they sufficient for all household drying?

PRIVACY

Privacy for the neighbours is impacted by the height of the building and windows overlooking gardens. Privacy for the tenants will be impacted by the closeness of the space.

Again, I would like the council to enforce a less intrusive, obstructive option with more consideration for neighbouring properties and residents.

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