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Subject: Online Submission

13/04/2021

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RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW 2100

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Objection to Development Application # DA2021/0166 Lot 40 DP7027, 532 Pittwater Rd Nth Manly

Dear Northern Beaches Council,

Attention Mr Alex Keller (Principal Planner)

We are home owners at 16A Hope Avenue North Manly and again have significant concerns and wish to object to the proposed development at 532 Pittwater Road North Manly.

A three story, high density development is not in keeping with the neighbourhood and will impact the aesthetic of the area negatively. The transient nature of the proposal where tenants are "obligated to reside within the boarding room for a period of no less than three (3) months." is not in keeping with the local areas established and desired character, a family friendly and safe neighbourhood of long term residents.

We are in a low-density area with a great sense of community. The proposed development will severely and negatively impact the immediate residents on all sides (including the childcare centre) in terms of privacy, aesthetics and overshadowing impact of such a large development.

Please also note that we are concerned that due to recent sale, the owners of one of the houses most impacted by this development may not have been appropriately notified and therefore not have the chance to consider and comment on this proposal.

WASTE MANAGEMENT

The waste management plan has not been fully updated and states 12 dwellings still. The provision of bins is still inadequate for the density of the proposed plan. We are concerned that 3x 240L bins is not enough to service 20 adults. A 120L bin is often just enough for 2 people per week. Therefore, assuming a 240L bin could comfortably service 4 people per week, the provision of 3x240L bins is adequate for only 12 people. This development proposes to have

an additional 8 people try to squeeze their weekly waste into the bins. Inadequate provision of bins will lead to;

- deliberate contamination of recyclables.
- over spill, both within the waste room and on the street when bins are put out. This will affect the immediate neighbours, being unsightly, smelly and provides an opportunity for local wildlife to scavenge which is detrimental.
- excess rubbish will be dumped in council bins in the parks, on the streets or neighbours property.

Similarly for the amount of greenery that is proposed on the property and the maintenance that will be required in order to maintain a neat landscape the provision of only 1 green bin is inadequate. There is no indication in the Plan of Management if a garden contractor will be responsible for ongoing maintenance of landscaped areas.

SPACE LIMITATIONS

The proposed plans for lodgers will not be suitable for one of the proposed tenant groups due to lack of car spaces, cramped dwelling and ceiling height issues which will prohibit retirees from using this development.

As per the previous proposal this submission is designed to only maximise profit for the owner/developer and not provide a decent liveable standard for residents.

- Lounge areas are dedicated just 8sqm of space, given the sloping ceiling the area is virtually unliveable given the height of side walls. The walls are 162cm high with the ceiling sloping upwards from this point however will reduce the utilisable room size given the average population height in Australia is 173cm.
- The sleepers in the rooms are also impacted by the sloping roof with one side of the bed appearing to be only 60cm or less from the sloping roof.

PLAN OF MANAGEMENT

We don't believe enough consideration has been given to common area maintenance. Whilst the management plan details tenants must keep these areas free from clutter, this does not state if anyone is responsible for keeping these areas clean (building manager/hired contractor) leading to concerns that property cleanliness will not be adequately monitored or serviced which would lead to rapid deterioration of looks/fixings/fixtures etc and may impact the visual aspect of the property from the street.

"No towels or clothing is to be hung on any external balcony areas. " It is not apparent if the lodgers provide drying facilities for tenants. It only indicates a washing machine. With no lines, or dryer I cannot see how else tenants will complete their washing.

Whilst smoking has been restricted within rooms, common areas, and walkways, smoking has not been addressed on the private terraces. If tenants are allowed to smoke on terraces this will clearly create a severe negative impact on the surrounding neighbours and particular concern for the impacts of second hand smoke on the childcare centre should be considered. Smoking at the front of the property on the street should also be addressed to avoid excessive

littering of butts and the impact this would have on children and families coming and going from childcare centre.

CAR SPACING/TRAFFIC IMPACT

This development has gone backwards from the previous application and the inadequate provision of car spaces again reiterates this dwelling is not suitable for the area. The previous application had allocated 7 car spaces PLUS 1 for Building Manager for a proposed 23pax. This development has gone backwards and now provides for 20pax only 5 spaces. Presumably 1 space will be taken by the Building Manager and another of those spaces is a designated Disabled car space. This leaves 3 car spaces for a minimum of 16 possible tenants.

A few undesirable scenarios will result from this;

- Safety is always a consideration given the shared pedestrian/bicycle path and the close proximity of children. Even with the limited amount of cars on the increased bicycles and motorcycles encouraged by the plans would be a significant hazard.
- Hope Avenue is a narrow and already busy street. Excess cars will spill onto the surrounding streets which are already well saturated, from surrounding day care and the close proximity of Nollans Reserve playing fields. Visibility coming out of Hope Avenue is already impacted by cars parked on Pittwater Road. Two cars cannot pass at once and less and less space is available for safe passage, and council services such as garbage trucks. In particular we would like to not see traffic increased on our street as our driveway is already often used as a turning circle.
- Tenants will utilise Warringah Mall for shopping trolleys to transport their groceries etc, with the result of trolleys being abandoned in the area.
- The management plan refers to visitors/guest but again there has been no consideration for visitor parking.

If you wish to contact me for further information please do not hesitate.

Thank you for your consideration.

Gareth Butler Mob: 0451153766

Sheridan Butler

16A Hope Ave, North Manly