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**Sent:** 14/04/2021 12:51:17 PM  
**Subject:** Online Submission

14/04/2021

MR Geoffrey Dunstan  
- 5 Hope AVE  
North Manly NSW 2100  
Geoff\_dunstan@yahoo.com.au

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

14/04/2021

Mr Geoffrey Dunstan  
5 Hope ave  
North Manly NSW 2100  
geoff\_dunstan@yahoo.com.au  
RE. DA 2021/0166 532 Pittwater rd North Manly NSW2100  
Objection to DA 2021/0166  
Dear Alex Keller,

Our area is classified R2 Low Density Residential in which every house is either a single person, couple or family living there with a couple of granny flats while this development will allow 20 people on one block! This is suburbia not high density inner-city living.

So many people will allow so many more cars. We already have significant overflow of cars from both Corrie rd and Pittwater rd parking in Hope ave everyday. The child care center from 530 Pittwater rd will require safe drop-off/pick-up parking too. I believe this development has 4 cars plus one disabled spot for 20 people! More overflow.

What stops this place to become a party backpackers or Air b&b rental in which I have read/heard many bad experiences in Manly.

Lack of green space and heaps of concrete and the building being up to 14 Metres high (3 storeys) significantly shadowing and overlooking several properties. It takes up the whole block. Just because it's classified "affordable boarding house" they are still just 10 small units crammed into one block.

In conclusion, this development is not in keeping at all with the local area and if this area must be rezoned to a higher density it must be done fairly and gradually. Therefore I strongly reject this development application. Hope to hear from you in the near future.

Geoff Dunstan  
0401295241