
Sent: 23/06/2020 4:56:06 PM
Subject: Online Submission

23/06/2020

MR Tony May
3 Hope Avenue - 3 Hope AVE
NORTH MANLY NSW 2100
orana@bigpond.net.au

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

Dear Mr Collier,

We are home owners at 3 Hope Avenue North Manly and we have some significant concerns regarding the proposed development of a 12 bedroom short term boarding house at 532 Pittwater Road North Manly which we would like to address.

We believe this boarding house will offer affordable short-term accommodation, with high turnover and high profit for developers, but with little responsibility for the surrounding community or residents. Although we appreciate the need for affordable housing, we feel that this particular building is out of keeping with our local streetscape and does not fit the character of our surrounding area.

There is no other large scale housing similar in our area and the proposed building will be many times larger than the existing house on the block and may set a precedence for more larger developments in the area or allow councils to fast-track so called medium density housing in a low density residential area. Our area is characterised by residential homes some with granny flats or dual occupancy, but nothing on the scale of this proposed development. The bulk and scale of this development will totally dominate the surrounding properties and is akin to a small block of units in a low-density neighbourhood.

Along with this, the extra cars and traffic will impact our already overburdened streets. Parking along Hope Avenue has become increasingly difficult, and there is limited parking along Pittwater Road. Exiting out of Hope Avenue turning left onto Pittwater Road is already dangerous and with so many cars parked along Pittwater Road, it is increasingly difficult to see oncoming traffic. Although there are spaces for 8 cars to park in the new development, the chances are more cars will be owned by the boarding house residence, maybe up to 24 cars at anyone time therefore causing a massive choking point.

We also believe that private drying lines on the decks of each room would be unsightly.

Another concern we have is the lightweight building materials proposed and the relative low cost of construction will not present the building with long term visual appeal, which again is not consistent with our beautiful surrounding streetscape.

Social noise from communal areas and balconies could have a negative impact on immediate neighbours and although there will be an onsite manager to monitor this, we are not convinced that it will be monitored on all occasions. And on a personal note, the proposed development is next door to the kindy which backs directly onto our property, so the new development will have a major impact on us. We are already impacted by the kindy regarding noise, so a 12

bedroom building with the possibility of 24 residents (two per room) will greatly affect us. As our house is built on a higher level, we will be looking directly down onto the site.

Thank you for taking the time to consider our concerns regarding the proposed development.

Kind regards,
Sue & Tony May