
Sent: 22/06/2020 7:56:28 PM
Subject: Objection to Development Application # DA 2020/0512 Lot 40 DP7027, 534 Pittwater Rd Nth Manly
Attachments: DA 534 Pittwater Road.pdf;

Dear Northern Beaches Council
Attention Mr Tony Collier (Principal Planner)

Please see attached Objection Letter re DA 2020/0512 if you wish to contact me or my wife for further information please do not hesitate.

Regards,

Jayson & Justine McDonald

0412 479 707

**Re: Objection to Development application No: DA2020/0512, Lot 40 DP7027, 534 Pittwater Rd,
North Manly NSW 2100**

Dear Mr Collier – Principle Planner Northern Beaches Council.

I received and read the notification letter from the council regarding the proposed development at 534 Pittwater Rd, North Manly DA 2020/0512. With my wife and 2 children I have lived in Hope Ave North Manly since 1974. I have occupied two dwellings in that street being number 7 and now number 4. I have like many Hope Ave Residents seen many changes and we are a street of 16 houses facing Hope Ave.

My wife and I wish to make a formal objection to the proposed development, these objections are based on the following considerations.

Parking & Traffic

The council approved a child care facility at 532 Pittwater Rd in recent years, this has caused Hope Ave (especially towards Pittwater Road) to be used by staff for parking which has contributed to more traffic and parking issues. Two business are operated out of 536 which I am not sure that has council consent along with people living in a Granny Flat / Studio at the rear of 536 and another studio in the same premises being used as an Air B & B rental. Council needs to re assess the Development application with the addition of rooms that could increase the occupancy or residents in the proposed development that will increase the parking not available on Pittwater road but will be re directed to Hope Ave or surrounding streets, these streets are now being used as parking lots for these type of premises and other approvals which is increasing population density without proper traffic and parking assessments.

Pittwater Road is already littered with Box Trailers, Boats on trailers and Caravans which we have already contacted Council to complain about. Council has informed us that this complaint is out of the councils hands due to Pittwater Road being a 3 lane carriage way and is not the responsibility of Council there for the council should not allow any parking on that carriageway to be part of the assessment as Northern Beaches Council have No jurisdiction over that road way.

Inappropriate Proposed development in terms of Bulk and Scale

Boarding houses should be in bulk and scale to the surrounding local area. There is reference to a similar approved development at 428 Pittwater Rd, I know the address in question and that location is surrounded by apartment blocks and commercial properties which is of higher residential density. This is in keeping with the councils LEP objective and the s30A of the affordable housing SEPP (AHSEEP) Character of Local area where by the proposed development at 534 is not. This belief was emphasised a recent statement by a spokesperson for the department of planning and environment (DPE) that states "Affordable housing SEPP required councils to ensure new buildings were compatible with the existing or desired future character of a local area. As stated in my opening paragraph I have been a resident of North Manly since 1974 and allowing these types of dwellings is changing the neighbourhood characters, streetscape amenity, parking and traffic impacts let alone the social issues.

Social, Security and Privacy impact

Residents in Hope Ave already have unknown people parking, walking and using the streets with the childcare facility and the business operating out of 530 & 536, having a boarding house in close proximity or in the middle of these two businesses that has 12 rooms with a possibility of 12 or 24 (or more) persons occupying the site will change the social landscape, introduce unknown short term people into the adjacent streets and into our residential areas. I am concern of this type of accommodation will encourage transit people and the issues of such type of accommodation and the issues that come with it.

We as a community are concerned that the type of social issues that the boarding house will introduce and other Social and Environmental issues such as Noise complaints which have already been reported to police out of this premises (532) due to its excessive rental activities already. I ask council to check police records already relating 534 that will be will be recorded and that continued noise abatement directions from the rental property has already caused local residents to complain to police on several occasions with loud offensive talking, music and bon fires. This type of social behaviour is going to increase with additional people being aloud to reside at this address.

In Conclusion

My wife and I along with the Hope Ave residents are strongly against this development, we as a group do have concerns, we have already had with issued issues from this rental property already and we are concern that it will multiply.

The council needs to re ensure the residents of Hope Ave that all aspects are considered and that the Environmental impact being (Noise, Traffic and Social) are extensively highlighted and the suitability of the site for the proposed development is correct for the public interest of the current and future residents.

Please ensure that the area remains residential with families and not turned into a commercial boarding housing, this area needs to remain as is for our younger generation.

Yours Sincerely

Jayson & Justine McDonald

4 Hope Ave North Manly, NSW 2100

Mob: 0412 479707