
Sent: 14/04/2021 10:53:23 PM
Subject: Online Submission

14/04/2021

MS Lucy Flanagan
524 Pittwater RD
North Manly NSW 2100
hellolucy@bigpond.com

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

Alex Keller
Principal Planner
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Alex

RE: Objection to DA2021/0166 at Lot 40 DP 7027 known as 532 Pittwater Road North Manly
We are the new owners of the property at 524 Pittwater Road North Manly which we occupy as our family home. We bought the property at the end of last year believing the area to be a low-density residential area. We strongly object to the proposed boarding house development at 532 Pittwater Road North Manly. We have only just become aware of the above proposal. We believe that the proposed development would have a negative impact on the community environment and value of properties in the area.

Our house is separated from the proposed development by 2 residential buildings and a childcare centre. We do not believe that the proposed boarding house development is suitable neighbours for a childcare centre. It is like a motel without sufficient parking.

We are already experiencing parking pressure relating to people leaving their cars outside our house to catch the bus into Manly. A bank employee I recognise from our local branch in the Corso parks there daily. Visitors to our home have to frequently park in Corrie Road or Hope Ave when there is no parking available on Pittwater Rd.

We strenuously object to the proposed development on the grounds that:

1 The development is not in keeping with the low-density development that characterises the area.

2 The development is clearly a commercial/business development and again not in keeping with the area.

3 Proper regard has not been given to the existing parking difficulties in the area and the increased demands that the development will place on the already scarce parking available. The proposed development should be downscaled to provide at least one parking space per unit and one for the caretaker.

4 Proper regard has not been given to the proximity of the existing Childcare Centre to the proposed development.

5 The shared/common areas need to be at the front of the site rather than at the back on the

property to maintain privacy for neighbours.

6 The estimated cost of a mere \$900,000 to accommodate more than 10 people strongly indicates that this development would be of an inferior nature. Low quality accommodation is not in keeping with the area.

7 As the would-be developers point out in their cover letter, this proposal is consistent with the aims of the SEPP ARH, that being, 'to provide low cost, flexible rental accommodation to a wide range of tenants, particularly singles, retirees, working singles, students and young couples'. These tenants will have cars. As such this development needs to accommodate a parking space for each unit plus one for the on-site caretaker. People own cars - it is the exception that they do not. We are close friends of a resident of The Fred Hutley Village on Allambie Road in Allambie Heights. This is a registered charity that provides low-cost housing. Our friend complains that there is not sufficient parking for all residents. This is borne out when returns home at nights.

8 It will increase the danger to pedestrians and cyclists on the busy shared pathway in front of our property. This is already a matter of concern for all neighbours who must traverse the well-used pathway when entering/ exiting their properties.

Yours sincerely
Lucy Flanagan
M: 0418 959 594
E: hellolucy@bigpond.com
Andrew Kovacs
M: 0400 476 779
E: aok59@yahoo.com.au