
Sent: 5/09/2019 11:12:07 PM
Subject: Online Submission

05/09/2019

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58 Pacific Parade PDE
Manly NSW 2095
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RE: DA2019/0880 - 63 Alexander Street MANLY NSW 2095

Submission on Proposed Development DA2019/0880
63 Alexander Street, Manly 2095

Dear Megan,

This letter is to raise concerns and ask questions on the proposed change of use for the 'Factory building' at 63, Alexander Street Manly DA2019/0880. I have reviewed the plans on the council website.

1. Number of bedrooms / type of accommodation being provisioned inside the building. The plans relate to external changes but not internal. As you will be well aware there was an illegal change of use to the building in 2017 whereby there were internal alterations providing high density backpacker style accommodation inside. At one stage there were up to 20 people living in the building as temporary workers. There was an overflowing of rubbish, of noise, of unsociable behaviour which the neighbours had to endure. A number of us called out the police many times at night and petitioned the real estate agent and the council to shut down the premises. This was eventually achieved.

The neighbours need to be reassured in a material way that this change of use is not just a stepping stone to return to that type of high density accommodation use. How is council seriously intending to control and police this over the short and long term? What protections can the council offer to residents? If there is not a clear plan for maintaining the accommodation as two standard houses in sync with the area and the neighbours then I object.

2. Car Parking. Assuming that the accommodation being built fits with a standard model of two reasonable houses with normal use in keeping with the area, then car parking needs to be addressed. As council is aware there is already an issue with car parking pressure at the Western ends of Pacific Parade and Alexander Street and this DA adds to the problem.

This change of use, as council states in the DA, will usually deliver the need for 2 car spots each house, therefore 4 car spots. Due to the large council nature strips in Alexander Street and Pacific Parade, the T junction with Kenneth Road and zebra crossing, there is zero street parking available adjacent to the property. The DA incorrectly states there is one car spot on title already which there is not.

This means there will be additional street parking needed to accommodate the development which at the moment is not available.

Currently there are submissions from residents in Pacific Parade to keep the 30 mins restriction on parking for non-resident casual cars so that we don't return to the problem of parking congestion that existed prior. Previously when it was 2hr this congestion was caused by casual swim centre parkers, the child care centre cars staying too long, visitors to the high density flats in Balgowlah Road, the restrictions of wide nature strips & large trees and the removal of 6/7 car spots by the council on Balgowlah Road opposite for the new Hop Skip and Jump bus stop. This new development will increase the parking pressure in this area.

As a request, I strongly petition the council to not only keep the 30 min parking in Pacific Parade, as residents are asking for, but to also extend it to the 4 spots on Balgowlah Road closest to this DA Factory building which is currently 2hr. This will remove casual non-resident parking right next to the DA property and will create the additional resident parking which is required.

In this way parking is genuinely created for the new development and the issue is not glossed over so poorly as it is in the DA document. 30 min parking on Balgowlah Road will make a material difference. Perhaps a few 30 min spots in Alexander Street would make it even better. This is at no cost to the council and in the interests of residents.

3. South Facing Wall. Finally relating to the external alternations. I gladly note that there is no change to the south facing wall of the building which adjoins 56 and 58 Pacific Parade. This wall is our actual boundary divide and any change would be impossible for us.

Just to note that there are glass bricks which were inserted into this wall when the building was used for a Stella Maris College day time classroom and storeroom. When the building became semi-residential, and therefore occupied at night, the glass was covered over internally and painted over externally to block light shining directly into our yards / houses which was very intrusive. I need reassurance that this will remain the case so that this problem does not reoccur. Ideally the glass is replaced with brick, gyprocked over internally or covered as I shall maintain the paint on the outside to block the light. I just need acknowledgement and reassurance on this.

Thanks for accepting the submission. Please call if you have any questions or would like any further information. I look forward to council's response.

Regards,

David Lawton.
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