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**Sent:** 13/04/2021 1:05:20 PM  
**Subject:** Objection to Development DA 2021/0166 Council submission\_New DA.pdf  
**Attachments:** Council submission\_New DA.pdf;

Dear NB council  
Please see modified objection submission for DA 2021/0166  
Previously DA2020/0512

Jayson McDonald

12th April 2020

Alex Keller

Principal Planner

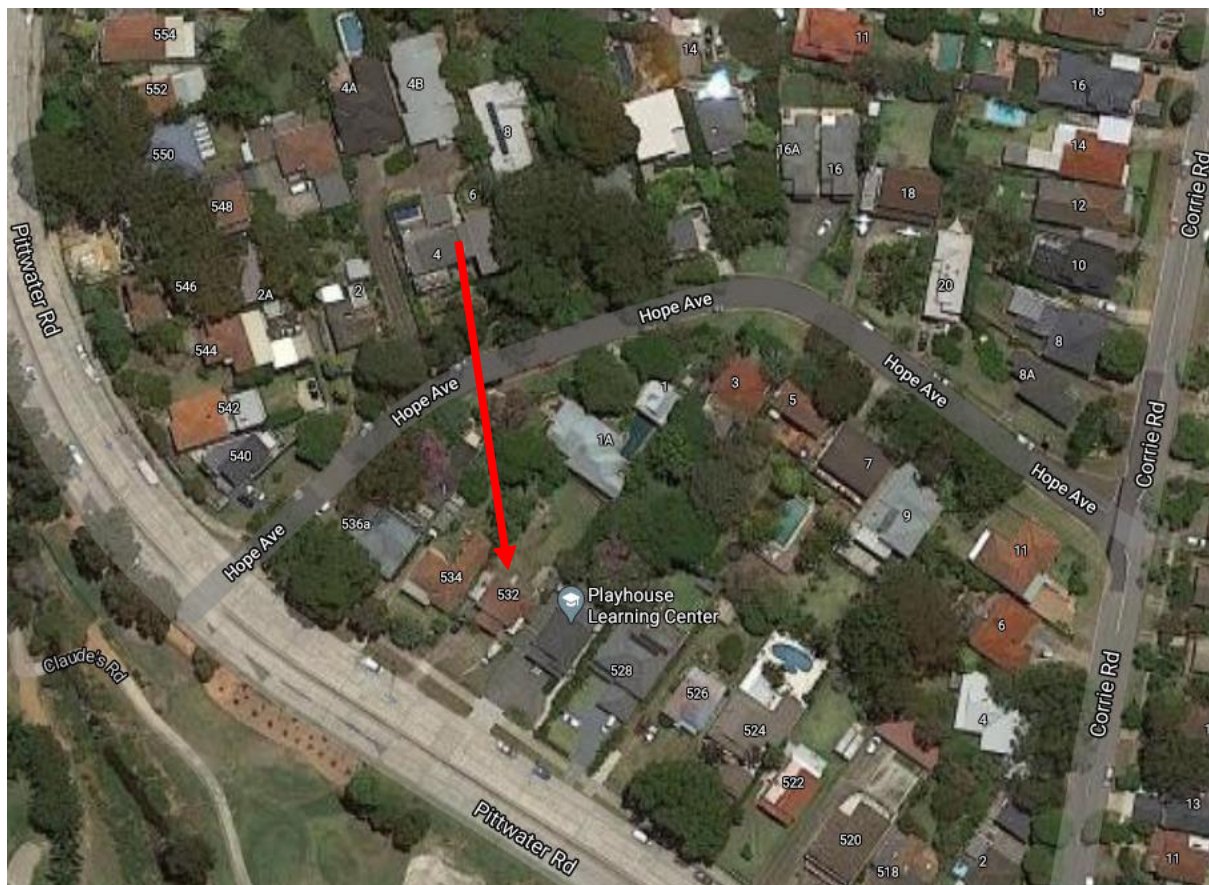
Northern Beaches Council

**Re: Objection to Development application No: (DA2021/0166) previously DA2020/0512, Lot 40 DP7027, 532 Pittwater Rd, North Manly NSW 2100**

I received and read the notification letter from the council regarding the proposed development at 532 Pittwater Rd, North Manly DA 2020/0512.

As per my previous objection, 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 like many Hope Ave Residents have 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, as you can see from the below picture, we directly look at the proposed development which is currently residential – What is the council going to allow next a Block of Boarding Houses.



The minimal changes in the applications remain the same and the objections are based on the following considerations:

- 1) The increased vehicular traffic
- 2) Existing vehicle parking saturation
- 3) A development which is a disguised business operation
- 4) 4) a development which is not in keeping in terms of bulk and scale with the immediate surroundings
- 5) A Development which requires a Director General Compatibility Certificate which clearly has been neglected for inclusion in the SEE.
- 6) a development which exposes the children who attend the preschool immediately adjacent to the planned development to a rather itinerant set of boarders.
- 7) Dangerous precedence being set to create a domino effect leading to more similar developments and creating a devaluation of the neighbouring properties, a reduction of green space and vegetation, increase of noise and erosion of the general amenity.
- 8) This area is zoned R2, Low Density Residential and at most would permit dual occupancy and given the Council has not rezoned the area, this development should not be able to proceed. I do note that under the R2 Zoning, that there are developments permitted with consent, one of which is Boarding Houses. I put to the council that a Boarding House in this neighbourhood of this proposed development would not be characterized by landscape settings that are in HARMONY with the natural environment and would not meet the needs of our local community.

#### **1 & 2 Traffic & Parking:**

As per my previous objection, council has erected signage on Pittwater Road to remove certain trailers and caravans from the street. This does not help or allow more room for parking. I still maintain the view that the changes now its cars only do not alter the additional demand on the type of density housing proposed.

As per Mr Randall Lumbewe submission the top of Hope Ave (Corrie Rd End) is just as bad as the Pittwater road end of Hope Ave and during the mornings we have increase in traffic from the Pre School Drop Off traffic. As per my previous submission (Following) my viewpoints have not change and will not change with the parking and traffic issues that we will have with the addition of this type of development. 10 more people with more cars on a single dwelling site!

Is this council for real, what traffic report or evidence has been demonstrated to the current and future demand or are we going to do what Government has done with the modelling with the recent tunnel on the M1?

### **3 Development disguised as a Business Operation.**

This makes the council's Zoning Policy a complete Joke!

A boarding house is a business, and the zoning of our area should not permit for the proposed development on the basis it is conducting a business. I note that there is a caretaker apartment allowed for as well, and this is obviously for the purposes of being able to conduct the administrative and Maintenance duties as necessary for the accommodation being considered – i.e., to run the business and maintain the building. Is this a Hotel?

My wife and I in our previous submission mentioned the premises of 536 which runs 3 business from its 3 Bedrooms Converted to treatment rooms along with a granny flat and an Air B & B with the child Care business North Manly is quickly becoming a commercial Zone NOT RESIDENTIAL and the council should be addressing this issue instead of allowing further Commercial Applications.

### **4) Bulk Scale**

Living in our current location (4 Hope Ave) it was knocked back for a unit block development 11 years ago and the second developer had to sell the block which are 1300, 700 & 650 square metres in size, respectively.

So, will we sell up and build on my block 20 Boarding rooms and add 30 rooms making a total of 50+ rooms with the other 2 surrounding houses being 4A & 4B rooms with the addition of 100 more people to live in Hope Ave, so why is it different Now? Or is not this why we do not want Bulk Scale? **This is NOT LOW DENSITY as per the ZONE.**

Its already showing subdivisions are and agree are needed but not to the volume of Boarding houses. I agree again with Mr Randall Lumbewe documentation and statistics of the surrounding streets weighing heavy demand on Hope Ave as a Safe Parking Spot but is now a traffic Jam.

I am not against subdivision as I live in one but there needs to be a realistic view on it with realistic numbers.

**5) A Development which requires a Director General Compatibility Certificate which clearly has been neglected for inclusion in the SEE**

**6) A development which exposes the children who attend the preschool immediately adjacent to the planned development to a rather itinerant set of boarders.**

As per my previous submission **Please check Police Records** (Noise Abatement Directions) of what is already happening at the location with short term rentals. As mentioned, I have lived in Hope Ave since 1974 and it has been the first time in my life called the police re anti-social behaviour at the current location due to the transit people living in the current premise. These short-term rentals do not have any respect for the residents as they know their term of accommodation is short and it also brings along other criminal activities such as theft, loitering and Noise.

**7) Dangerous precedence being set to create a domino effect leading to more similar developments and creating a devaluation of the neighbouring properties, a reduction of green space and vegetation, increase of noise and erosion of the general amenity.**

As mentioned in item 3 the council's Zoning rules will be a Joke if this DA is approved and that this type of accommodation is allowed in this area. It will be disappointing if the council allows this residential area to become a commercial space.

**8) This area is zoned R2, Low Density Residential and at most would permit dual occupancy and given the Council has not rezoned the area, this development should not be able to proceed. I do note that under the R2 Zoning, that there are developments permitted with consent, one of which is Boarding Houses. I put to the council that a Boarding House in this neighbourhood of this proposed development would not be characterized by landscape settings that are in HARMONY with the natural environment and would not meet the needs of our local community.**

This area is zoned R2, Low Density Residential and at most would permit dual occupancy and given the Council has not rezoned the area, this development should not be able to proceed. As per my points in 3 & 4 and now 8 This DA is not Low Density Residential it is a commercial hotel no matter what way you or the appiccate wants to disguise it!

#### **Conclusion:**

Apart from disappointment for having to again justify why and like many other residents are putting the time in to making Council aware that this DA should not proceed I fully agree with Mr Randall and Lidwina Lumbewe submission and all the other Residents of Hope Ave that have submitted.

The below is the previous Objection to then Principal Planner Mr Collier.

Dear Mr Collier – Principal Planner Northern Beaches Council. I received and read the notification letter from the council regarding the proposed development at 532 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 childcare 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 types 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 roadway. 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 whereby 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

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