
Sent: 12/04/2021 5:52:20 PM
Subject: re DA2021/10166. 532 Pittwater Rd North Manly
Attachments: council objection revised.docx;

Attention: Alex Keller

Correspondence attached

Regards

Kim and Peter Rankin

Sent from [Mail](#) for Windows 10

Re: Objection to Development application No: DA2021/0166, Lot 40 DP7027, 532 Pittwater Rd, North Manly NSW 2100

Dear Mr Keller

We received and read the notification letter from the council regarding the proposed development at 534 Pittwater Rd, North Manly DA 2021/0166. We have lived in Hope Avenue since 2010 and in that period, we have seen increased traffic, offsite parking and noise increase in the area. This street is a residential single dwelling street for families and this is an area outside of Manly and Brookvale that needs to maintain this character for future families that look for this type of lifestyle, free of medium density and high rise.

We wish to make a formal objection to the proposed development. These objections include but are not limited to the following issues.

Parking & Traffic

The council approved a child care facility at 530 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 Pittwater Rd with people living in a Granny Flat / Studio at the rear of 536 and another studio in the same premises being used as an Airbnb rental. These 3 dwellings do not have off street parking and have added 5-6 vehicles on an already cramped street. This property alone has contributed to taking up valuable parking space on the road. There is already provision for low cost housing on 2 sites in Pittwater Rd North Manly in the more appropriate locations towards the industrial area near Harbord Rd. Council needs to re assess the Development application with the number of rooms and parking provisions as they will flow over into Hope Avenue and surrounding streets that are already full at the end of the day. This area has the capacity to cope with single residential dwellings and not multi residential developments. I would recommend that the council investigate these streets after 6PM each day for some time to make themselves aware of the congestion and lack of parking that already exists for residents of Hope Avenue. The increased traffic flow through Hope Avenue is causing a risk to the young people who reside on the street and play across driveways and nature strips. I note that Sterland Ave, has in fact, banned parking on one side of the street, further increasing capacity in surrounding streets.

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 which the proposed development at 532 is not. This belief was emphasised in 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 2010 and allowing these types of dwellings is changing the neighbourhood's character, 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. Allowing a boarding house in close proximity or in the middle of these two businesses that has 10 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 concerned that this type of accommodation will encourage transient people to reside in the dwelling 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 532 that 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 behaviour, music and bon fires. This type of social behaviour is going to increase with additional people being permitted to reside at this address.

In Conclusion

My wife and I are well aware that social and affordable housing is a concern in our society due to increased costs to purchase or build. However due to the objections raised in this correspondence, adjacent to Hope Avenue is not an appropriate location for this type of development. We, along with many other Hope Ave residents, who do know our neighbours, do socialise and stop and chat, are strongly against this development. We as a group do have concerns, we have already had issues from this rental property already and we are concerned that it will multiply.

The council needs to prove and justify to the residents of Hope Ave that all aspects are considered and that the Environmental impact (Noise, Traffic and Social) is extensively investigated and reported 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

Peter & Kim Rankin

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