
Sent: 21/06/2020 2:40:49 PM
Subject: Objection to DA 2020/ 0512 532 Pittwater Road, North Many
Attachments: Objection to 532 Pittwater Proposed development.pdf;

Warm Regards

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21.6.2020

Tony Collier

Principal Planner

Northern Beaches Council

Dear Tony,

RE DA2020/0512 -532 Pittwater Road, North Manly

I own and reside in 534 Pittwater Road, North Manly.

I have several concerns regarding this development and the impact it will have to my privacy, noise levels and ability for me to enjoy living in my home. This 12 room hotel/ backpackers development is extremely intrusive to my privacy and peaceful enjoyment of my home.

No Of Rooms and occupants – 12 rooms can house 24 occupants which is excessive on the size of the block, this will affect noise and privacy to adjoining residents

Lack of green space – There is a lack of outdoor space for occupants given the number of them and what has been provided in these plans

Laundry lines facilities – Don't appear to be adequate to fulfil the needs for 24 occupants

Existing tenancy preferred by owner – backpackers (between 6-8) are currently residing in the existing house and have disregard for adjoining residents. Regular parties and dumping of rubbish seem to be acceptable to them and the owner. They currently use my rubbish and recycling bins when theirs are full. Bottles strewn into my garden. This would appear not to be the type of occupant the owner is indicating they want to house but I believe this is what they are targeting given our proximity to Manly.

Lack of privacy from windows and balconies and entrance walkway – there are windows and balconies overlooking my property and giving me great concern as to my privacy from multiple rooms and from multiple residents and visitors.

Acoustic privacy – from verandahs overlooking my home and garden, some just 2.7 m from the boundary and the length of nearly my whole garden. I have strong concerns over the impact of this increase in noise to my home.

Street scape – The proposed development breaches the minimum boundary setback from Council and the look of the building is not in keeping with the surrounding properties and streetscape.

Rear Setback – The rear setback does not comply and is intrusive to the adjoining property at the rear and also to my property and that of 530 Pittwater Road.

Parking – The current provisions for parking on the property are inadequate for a potential 24 occupants, this surely doesn't comply to the guidelines that existing neighbouring residents had to adhere to with their developments historically.

Bulk of development on block – The sheer bulk of this development will greatly impact upon the immediate surrounding properties.

Child Care Centre at 530 Pittwater Road – The child care centre will lose a large amount of sun and privacy from the rooms adjacent to that boundary as I will do on the opposite boundary.

I would ask that Council take into consideration my concerns and the impact this development will have on my home and my ability to live in my home and enjoy my garden, the impact to the surrounding residents and also to the immediate local residential pocket of North Many

Regards,

Lesley Crawford