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Sent: 3/02/2022 4:05:13 PM
To: DA Submission Mailbox
Subject: Online Submission

03/02/2022

MRS Pam Jackson
16 Kangaroo ST
MANLY NSW 2095

RE: DA2021/2590 - 40 Pine Street MANLY NSW 2095

16 Kangaroo Street
Manly NSW 2095
Dear Sir

RE: DA2021/2590

This letter constitutes a formal objection to DA2021/2590.

We are long term (~35year) residents at 16 Kangaroo Street, which adjoins the bushland corridor that exists between Kangaroo Street (to the South), Pacific Parade (to the North) and Pine Street (East and West).

We are appalled by the proposed development application referred to above.

Critical remnant bushland:

This bushland corridor is a rare haven within the local area for native birds and other wildlife. Many native bird species make their homes in abundant vegetation, and the wildlife corridor is an important route for native marsupial species.

The bushland corridor is also enjoyed by local residents, who utilise the council walkway that connects the two ends of Pine Street. The serenity of the pathway is remarkable, with local residents spending many years planting trees and caring for the area.

The proposed dwelling is a complete abomination in the proposed location. Not only will the proposed dwelling have a significant detrimental impact on native birds and wildlife who rely on this remnant bushland area for their home, this construction will also destroy the unique character of this special part of Manly.

Town planning issues:

We also raise the following fundamental issues with the DA proposal:

- The proposal will dominate and detract from the surrounding area, given the excessive sitting and scale of the development. It also does not provide adequate space for landscaping to ensure the character of the area is maintained.

- The size of the site is too small to sufficiently accommodate a dwelling, open space and services without negatively impacting on the surrounding area and adjoining properties. The proposal fails to comply with any of the density, setback, space or open space requirements set out in applicable planning instruments (incl the Manly Development Control Plan 2013).

- The proposal will have a negative impact on parking, noting that parking is already a significant for existing residents. The narrow nature of Kangaroo Street - and the insufficient off-street parking for the current density of occupation - already raises safety and traffic management issues. This would be materially exacerbated by the location of this dwelling.
- Stormwater management has not been adequately addressed as part of this application, noting that the proposed stormwater management will have a clear detrimental impact on the adjoining properties to the north.
- The provision of infrastructure to the site, proposed stormwater management, waste collection and also safety is not adequate given the site's small size and irregular location.

The proposed development - if approved - would establish a significant negative precedent for development in our local area. Not only would it destroy the character of this unique corridor and detrimentally impact native wildlife, approving such a development support clear disregard (and flagrant breaches) of the density, setback, open space and private open space development controls.

We implore Council to place value on the preservation of this unique area at the heart of Manly - a special place which is enjoyed by residents and wildlife alike.

Regards,

Pam and Bill Jackson