

## Northern Beaches Council | Housing Strategy

### Submission by Greater Manly Residents Forum

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## Draft Northern Beaches Housing Strategy

### For and on behalf of Greater Manly Resident' Forum - GMRF

Essentially, the NSW state Government has directed all Local Government Areas in NSW to prepare local housing strategies. Metropolitan councils must address the housing targets as set in the District Plans emanating from the Greater Sydney Region Plan. NBC sits within the North District plan. In addition, due to the amalgamation of the Manly, Warringah & Pittwater LGA's, NBC is working toward an overarching LEP and DCP.

The Draft Local Housing Strategy document must be read in conjunction with a number of other documents including **Toward 2040** – approximately 12,000 new dwellings must be built by 2036 to cater for an estimated population increase in the NBC LGA of between 23,000 and 39,000 people. In addition to mainstream residential dwelling types, the draft housing strategy highlights the necessity to address existing and forecast shortages in social / affordable housing and seniors housing. As the LGA has limited new land release areas, (Warriewood, (whatever remains) and Ingleside), and with much of the LGA's relevant land use areas already established, the draft strategy looks to a "centres renewal framework" as the solution to meeting the targets within nominated investigation areas.

A major issue in the strategy document is that the existing planning controls have the capacity for circa, a further, 10,000 + dwellings. So, in fact, this draft strategy is addressing the shortfall in the current planning controls of only 1000 – 2000 dwellings. Therefore, this draft housing policy is the basis for the future LEP across the LGA - one LEP for the amalgamated councils of Manly, Warringah & Pittwater. There are major elements of context missing from the strategy document :-

- Impact of the Beaches Tunnel - environmental, loss of tree canopy, flow on traffic effects on the Manly region from the proposed ingress and egress to / from the tunnel
- French's Forest – 4,360 dwellings, initially under state government planning control, (assumes tunnel proceeds)
- The current planning controls, (LEP's), absorbs much of the target. Therefore, there is a strong possibility that the existing development pipeline will not meet the objectives of this strategy document.
- Impact from the potential east / west B line – possibly Beacon Hill & Forestville being included for investigation within centres renewal framework.

GMRF requests these issues to be addressed with community consultation before the strategy document can be adopted.

In the last 15 years approximately 30,000 more people have made the northern beaches home. GMRF obviously focuses on the southern section of the NBC LGA.

The draft housing strategy includes rhetoric such as:

- Growth can't outstrip infrastructure
- Sequence growth

- New Transport linkages
- Connectivity
- New Open space
- Social infrastructure centres
- Protect unique local character
- Design excellence provisions

Members of GMRF frequently speak about the negative impacts in the Manly region resulting from the population increase where upgraded / new infrastructure & sequence growth has not occurred. New open space .... where? There is obviously more pressure on our open spaces, traffic & transport – it is not unusual for it to take 30 minutes to drive from Bunnings Balgowlah to the northern part of Manly. The Manly area cannot be looked at in isolation as it is a destination for not only tourists but residents of other parts of the NBC LGA & greater Sydney. This must be seen in the context of the future development of French’s Forest, Brookvale, Manly Vale and potentially Beacon Hill and Forestville. The preservation of local character, environment and heritage is a prominent feature of the strategy. Given minimal new land release, new development must occur on land that has an existing use, be it an existing dwelling. By definition, a change from a single dwelling on say 600 – 1000 m<sup>2</sup> of land to 12 + residential flats must be a change in character, environment and heritage. GMRF are very concerned at the potential loss of character, environment, heritage and tree canopy in the Manly region. More detail is required as to how new development can be reflective of the regions unique character. The photographs of new developments in the strategy document cause concern – hopefully not development as shown in the strategy document for the Manly Region.

The Manly region has a special character and heritage given its 19<sup>th</sup> and early 20<sup>th</sup> century development – far different from the northern parts of the LGA. The character and heritage of the Manly region must be preserved. GMRF requests detail as to how new development will respect the unique character of Manly.

In addition to increased population, Manly has been badly affected by the inappropriate rezoning of Roseberry Street with ingress / egress to the supermarkets, big box retailers and pedestrian crossings causing traffic chaos.

Further development, (even under the existing LEP), in Manly Vale, Brookvale & Balgowlah will significantly worsen the situation. It is submitted that a moratorium be placed on all development under the existing LEPs in these suburbs to address this issue via the Centres Renewal Framework as proposed in the strategy – no car parks within these future developments given the proximity to existing public transport and no parking permits to be issued.

Manly Vale has capacity for a further 380 dwellings under the existing LEP and a further 440 dwellings under this strategy – potentially 1,000 + cars. This is not acceptable. As stated in the strategy document - *New housing near centres where people can easily access public transport, walk, cycle to shops and services.*

The objective of sequence growth is supported and as such GMRF requests NBC to address in detail the objective of growth not out stripping infrastructure in the Manly region and ask for detail on the following points:-

- New and enhanced open space for passive recreation
- Water security – only 12 months ago severe restrictions were in place
- Medical – Capacity of hospitals and ancillary services
- New off leash dog areas – increased people population will increase the dog population
- Sporting field capacity for the increase in participation. Location / strategy for new sporting fields
- Solutions to the existing and future traffic congestion
- The roll out of gross pollutant traps to protect our water ways, (grossly inadequate now)
- Litter management
- Waste management
- Schools & education facilities

- Replacement programme for the loss of tree canopy from new development density
- New and enhanced public transport – new linkages / connectivity to the B-Line.
- Graffiti prevention and management
- Increases in Police, Fire & ambulance services

In relation to seeking exemption from the SEPP relating to boarding houses, GMRF supports this position. Further boarding house development to help address the social / affordable housing targets should be within the Centre renewal framework and not contain car parking within the development nor issue parking permits.

In relation to seeking exemption from the SEPP relating to seniors living developments, this is not supported by GMRF. The solution offered to satisfy the 2,600 predicted dwelling shortfall, (excluding the aged care component), is not viable. (GMRF is happy to address this issue separately)

Thank you for this opportunity to provide comment on this draft strategy. We would be pleased to provide further input and clarification on any of our points.

For and on behalf of Greater Manly Residents Forum (GMRF)

*Denise Keen*      *8 March 2021*

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