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From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

[REDACTED] [REDACTED]

29/08/2024

MR Stephen Arnold
- 9 Gondola RD
North Narrabeen NSW 2101
[REDACTED]

RE: DA2024/1003 - 3 Rickard Road NORTH NARRABEEN NSW 2101

I don't support the size, scale and impact this development will have on surrounding residents. Alongside proposed developments on Gondola Road and opposite on Rickard Road, there will be over 50+ new 2/3 bedroom residential apartments on already stretched infrastructure.

The traffic assessment doesn't factor in that the only way to travel southbound on Pittwater Road is to use the Gondola Road traffic lights. This is already backed up in rush hour, and adding these developments will increase delays, noise and pollution on surrounding streets. There are not enough frequent buses to support this increase in commuter traffic, particularly when more services are being cancelled. The 190x bus route in the mornings that services the local area is already full when it reaches the 'Pittwater Rd, Opposite Gondola Rd' bus stop, and the service can't support increased commuters.

This also doesn't support the increase in commercial traffic and strain the development will put on local parking. As per a submission by another person who lives outside the area, the development will draw more people from other LGAs to visit which hasn't been accounted for in the traffic assessments or the impact to local residents.

The development itself is also out of character with other developments too. It's far too high compared to other buildings, even higher than the development across the road. 4 stories goes way above the allowed limit, particularly with high ceilings in commercial spaces.

I support uplifting the area, but the scale of these developments comes with no consideration for existing infrastructure. Instead the assessments are being based on a 22 year old planning document that is out of touch with the current way people travel and use their vehicles. Downsize the over number of units to reduce the impact on the local residents and this can be more acceptable.

It's also worth noting that there's no development signs outside the current proposed lots, so the only way that people would have been aware of this is via letter drops.