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To: DA Submission Mailbox
Subject: Online Submission

23/11/2021

MR David Ashton
26 The Drive - 391 Pittwater Rd RD
North Manly NSW 2100


RE: DA2021/1912 - 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100

Dear Sir/Madam,

I strongly support the provision of low cost housing for seniors who continue to work in the area. Typically women over the age of 55 working in caring occupations. For this reason I do accept that the zoning rules will need to be relaxed to accommodate this development. I do however object to this development in particular on the following grounds:

Parking and Traffic

There is inadequate parking for 37 single occupancy units and given the pressure on street parking in the area, Landcom will need to find a solution for this. Either reduce the number of units or add above ground parking spaces. I assume below ground is not possible due to the 100 year flooding problem. I am also concerned for the Palm Avenue residents who will experience significantly increased traffic congestion.

Open space

There is really inadequate open space for the three floors of units (37) particularly 'soft' landscaping. As we are the direct neighbour in 391 Pittwater Road, we were asked to make sure we had 40% soft landscaping. For three floors of units the soft landscape is inadequate for this development.

Solution

I think the only option is to reconsider the number of units and increase the parking, possibly by sacrificing one subdivided block. Hopefully it will still be economically viable.

David Ashton
391 Pittwater Road
North Manly