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Sent: 27/06/2022 10:56:58 AM
To: DA Submission Mailbox
Subject: Online Submission

27/06/2022

MR John Currie
- 20 Riverview PDE
North Manly NSW 2100
[REDACTED]

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

We are writing to object to the proposed redevelopment of the Queenscliff Health Centre. We've noted superficial changes have been made to the previous application. However the major problems and shortcomings remain.

Our objections are:

* Height and Scale of the development is totally out of character with the surrounding area. This is outside the R2 Low Density Residential Zoning. The current block does not have 3 stories throughout it's footprint as claimed. This proposal amounts to a whole new floor being built on the existing predominantly 2 story building.

*Woefully inadequate off street parking for the residents. Currently street parking in Lakeside Cres, Palm Ave and Riverview Parade is already fully utilised with existing residents vehicles, commuters vehicles during the day and for vehicles of people attending the many sporting events held in the adjacent Nolan Reserve and Passmore Reserves. These sports events take place nearly every evening and on every weekend irrespective of the season. With the inevitable adoption of Electric Vehicles, it is essential off street parking is provided for any new dwelling irrespective of type of home. This issue needs to be addressed by council now and into the future.

* Subdivision of the area into 3 blocks for private sale. This subdivision is covered in DA2020/1914. The reduction in trees and the absorption of the existing car park into these blocks is not appropriate. Any subdivision needs to take a holistic approach and address the both development applications

In summary we are happy the old Health Centre is redeveloped, but it needs to be developed in an appropriate and sympathetic way in-line with existing regulations. Any development application needs to address the whole site and not break it into parts as is the case currently.