
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 13/02/2023 9:32:38 PM
To: DA Submission Mailbox
Subject: Online Submission

13/02/2023

MR Toby Hutton
46 The Avenue ST
Newport NSW 2106

RE: DA2022/2152 - 128 Crescent Road NEWPORT NSW 2106

Dear Mr Croft,

We are the owners of 46 The Avenue and whilst we do not oppose redevelopment of the site in general, we strongly support the submissions of a number of other residents of The Avenue and Crescent Road, our main concerns being the below;

Traffic and Parking:

We are in agreeance with Mr Huons, Mr Bibby, My Grey and Mr Reeman in that this development will have a bigger impact on the surrounding road network than the existing Marina use. The Avenue and Crescent Road are already high traffic zones and are overcrowded by resident parking. We believe the provided traffic report may not capture the full picture, and that the suggested number of vehicles currently using the Sirsi Marina carpark has been grossly exaggerated by the applicant and we too suggest that council commission a new independent report. We would like to request that adequate turning space and parking for the residents of these proposed homes plus extra visitor parking be provided on site.

Harbour Setback Lot 6:

We request the council enforce a setback for Lot 6 which is consistent with the other lots and residences along the foreshore. This would result in the size of proposed Lot 6 being approximately halved, which would reduce the lot yield from 9 to 8 but would create a potential site for a visitor parking and turning area at the end of the internal access road. This area could perhaps also allow for the desired public access to the waterways.

Public Access to Foreshore

We are in agreeance with Mr Reeman and Mr Dillon with regards to the applicant's request to change the current land use from Crown Land. We strongly request provisions are made to ensure the waterways remain accessible by the public, including a safe place to launch paddleboards and kayaks etc. for local families.

Waste Management:

No information appears to have been submitted which demonstrates how waste will be managed and bins will be collected from the future residential lots or the Marina. There are already access difficulties for waste removal trucks accessing the existing residential homes on the lower part of The Avenue, in that they must reverse back out of the street. It would be a tragedy should another accident occur like the recent disaster in Dee Why where a garage truck reversed over a grandmother and pram. We respectfully request further consideration

and more specific detail with regards to this.

Removal of Trees:

We understand 17 of the 46 trees requiring removal are noted as protected. We have concerns that the removal of this many trees will have a detrimental impact on habitat and aesthetics of the area and request firstly, reconsideration of the number of trees requiring removal and secondly, council enforce requirements for the development/proposed lots relating to the replanting of trees and landscaping.

Thank you for your consideration of our submission. We understand everybody has a right to develop their land however, we feel it is imperative that the delicate Pittwater Foreshore and the established tree landscape in this unique and beautiful area be preserved. We expect that any approved development would have a minimal impact on existing residents, roads and aesthetics of the area.

Kind regards,
Stephanie Williams & Toby Hutton