
From: Shannon Barwell
Sent: 24/11/2021 11:06:37 PM
To: Council Northernbeaches Mailbox
Subject: DA2021/1914 and DA2021/1912— Formal Objections of Subdivision of 6 S lots into 4 Torrens Title Lots and Alterations and additions to an existing building for a mixed use development including seniors housing and boarding house

Dear Sir/Madam

I refer to the 2 proposed applications of DA2021/1914 and DA2021/1912 and formally submit my objections to these proposals.

I reside at 419 Pittwater Road, North Manly and use the surrounding area the proposed development and subdivision sits on - by foot, bicycle or car - daily.

I understand the former Queenscliff Community Health Centre must be developed, however do not believe the present development applications offer a suitable fit for our neighbourhood. And as previously submitted, I object to the proposed subdivision.

Neither DA 2021 /1914 or DA 2021/1912 should be presented (or granted approval) in isolation, as both DA's significantly impact the other. If the subdivision is approved it decreases the ways many of the outstanding issues of DA2021/1912 can be resolved. These DAs should be processed as one. Processing them as separate DAs may not provide a holistic overview of the lasting consequences for our neighbourhood.

One of my main concerns is safety. Allowing this development and subdivision to go ahead is a recipe for a disaster, or tragic accident, highly irresponsible and very concerning. The area is signposted as a walking / cycling route from Manly to Warringah Mall / Manly Vale, and is used as such. The area is also used by resident children playing on the streets, and less agile elderly pedestrians. These streets do not have footpaths. The land sits on a major traffic hub on Pittwater Road: bus stops, pedestrian crossings, and road traffic moving in several directions. Whether residents own cars, or not, this kind of development with so many people squashed into a small piece of land, will attract more vehicles and excessive traffic. Residents, visitors, deliveries, and other services will be coming and going in large numbers, out of rhythm with the surrounding family owned area. It just takes one moment, with too many users trying to move through a space without adequate amenity or infrastructure for a horrible accident to occur, please do not allow this to happen!

I am also very concerned with the removal of trees. Trees were removed to build the existing structure and car park. Recently further trees were removed, and there are still plans to remove more. Council has a responsibility to protect the environment and not approve the removal of all of the trees identified in the application. Trees are important for the streetscape, for animal habitat, providing shade and privacy, and act to absorb traffic noise.

Overall, the current development proposal is out of character for the surrounding quiet, single family residential streets of Palm Avenue and Lakeside Crescent. The scale of the proposal results in overdevelopment of the site and does not comply with council regulations. Council should not approve this development in its current form.

Yours sincerely,
Shannon Barwell