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

15/11/2024

MISS ON BEHALF OF STRATA PLAN
1 / 15 Moore RD
Freshwater NSW 2096
[REDACTED]

RE: DA2024/1430 - 38 Undercliff Road FRESHWATER NSW 2096

Dear Sir/Madam,

Re: Objection to Planning Application DA2024/1430 - Proposed Development on Moore Lane

On behalf of the Body Corporate Committee for SP45135 AT 15 Moore Road, Freshwater, I am writing to formally object to the proposed development on Moore Lane, as outlined in planning application DA2024/1430. We have several significant concerns regarding the impact this development will have on our local community, particularly in relation to the already strained infrastructure on Moore Lane.

1. Increased Traffic

A key concern is the anticipated increase in traffic resulting from this development. Moore Lane currently accommodates over 40 vehicles, and due to its narrow width, it is already challenging for vehicles to pass one another safely in many areas. The additional traffic generated by the proposed development will worsen congestion, creating significant risks to both pedestrian and vehicular safety.

2. Drainage Issues

The current drainage system on Moore Lane is inadequate, with frequent flooding and standing water during heavy rainfall. The proposed development will place additional strain on this already insufficient infrastructure, exacerbating flooding problems and increasing the potential for property damage. Moreover, these drainage issues pose serious health and safety risks. As Moore Lane currently lacks a formal drainage system, we believe a comprehensive solution is urgently needed. This should include proper curbing, road pavement, an effective drainage system, and adequate signage.

3. Safety Concerns for Pedestrians

Moore Lane is increasingly used by pedestrians, including many young children. The lane's narrow width and lack of proper pedestrian infrastructure make it unsafe, especially as traffic volumes are expected to increase with the proposed development. This will create an even more dangerous environment for pedestrians. As residents, we already experience difficulty parking due to congestion, and with more children and pedestrians using the lane, the risk of accidents will only rise.

4. Lack of Parking

A primary concern is the lack of available parking in the vicinity of Moore Lane. The area is

already heavily used by residents and beachgoers, and parking is often limited. Many are forced to park on Moore Lane, contravening the no parking restrictions, further exacerbating congestion and inconvenience. The addition of a two-car garage at the rear of the proposed development will only worsen this issue. Manoeuvring into these garages as well as existing parking spaces will be difficult, especially given the current congestion. We strongly believe that parking access should be provided off Undercliffe Road, where traffic flow is less problematic and could help alleviate congestion on Moore Lane.

Given these concerns, we respectfully urge the Council to reconsider the planning application. The issues related to traffic, parking, drainage, and pedestrian safety must be addressed before any further development can be approved.

We trust that you will give careful consideration to these concerns and look forward to your response regarding any proposed actions.
Thank you for your attention to this important matter.

Yours faithfully,

Alexandra Hoile

Chairperson, Body Corporate Committee
Strata Plan 45135
15 Moore Road, Freshwater