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To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

11/10/2023

MR Stephen Arnold
ST
NSW

RE: Mod2023/0473 8 Rickard Road NORTH NARRABEEN NSW 2101

Whilst the area is in need of further development and commercial / retail spaces, there are concerns with this development in both size and planning.

The area is already under pressure for car parking spaces and local traffic. This block will increase the pressure for both, particularly on Minarto Lane which is already a dangerous road for pedestrians. With other developments planned in the same area, there needs to be significant work done to the these roads to reduce traffic and improve pedestrian safety For instance there is no safe place to cross on the intersection of Pittwater Road and Rickard Road this needs to be considered with the new traffic coming through

The second, and highest concern, is flooding Rickard Road has been under 3ft of water on numerous occasions over the last few years, and a car park lower than street level in a flood zone is highly irresponsible The planning should accomodate a raised car park at street level where possible, similar to nearby unit blocks. Fewer units in the block would resolve this by creating more space at street level for car parking, as well as resolve some of the issues caused by increased traffic. Potentially focusing on a luxury / boutique block of fewer units would be appropriate here

Finally there are concerns about privacy in the adjoining unit blocks based on the plans It seems the next door block on Rickard Road will be overlooked (one of these units has a pool) and it's not clear how high the new building will be in comparison to other developments From the plans it looks to be higher which may cause privacy issues.