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To: DA Submission Mailbox
Subject: Online Submission

24/06/2022

MS Jane Wild
7 Palm AVE
NSW 2100

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

I object to this application along with DA2021/1914 (concerning the subdivision), including for the following reasons:

1. unsupported removal of locally-native canopy trees, general risk to threatened species, local wildlife and their habitats and reduction in sound barrier to Pittwater Rd
2. excessive bulk and scale of the development and the impacts on the character of the locality, adjoining properties and the surrounding environment. The applicant proposes to effectively add a third storey on the existing building creating a high-density multi-storey residential facility. This should not be allowed in an area Zoned R2 low density residential. It also exceeds the allowable building height of 8.5m, is not compatible with neighbouring dwellings in terms of scale and appearance and is detrimental to the amenity of the existing residential environment. We are not aware of any planning legislation that permits multi-level seniors living on top to create a multi-storey high density residential building. The proposed three storey high density residential building would not be allowable in a scenario where the land was vacant.
3. lack of parking allocated to the proposed development (eight car spaces for 37 dwellings). This is completely unacceptable for the proposed 36 dwellings as in reality most residents will own cars that will end up on the street. The land subject to the proposed sub-division should be retained for parking as per its original intent when it served the Health Centre. leading to additional street congestion and safety risk to children in the street and those accessing Nolan reserve for sport
4. lack of proper consideration of flood management given the current residents horrific experience with the flooding in March 2022. My husband was at home alone unable to rescue our contents and it took me hours to access the area with contaminated water close to waist deep on the pittwater rd entrance to the triangle, with ultimate access only really possible via boat. The flood management emergency plan of carrying residents to higher levels is just outrageous and dangerous. Many of the proposed residents will be unlikely to have contents insurance and will suffer the same fate as many of the current residents in losing everything.
6. I only moved into the area in July 2021 and despite registering my interest with Landcom there has been no community engagement on the revised plans initiated by Landcom whatsoever.
7. The proposed mix of a Boarding House and Senior's Living without adequate parking will have a detrimental effect on the community. The submission by Ruth Robertson dated 23/22/21 provides a first hand account of how a lack of parking for these facilities, has led to "bullying, victimisation, intimidation, verbal abuse and vandalism requiring police involvement".