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To: DA Submission Mailbox
Subject: Online Submission

17/06/2022

MRS Teresa Easter
9 Lakeside CRES
North Manly NSW
[REDACTED]

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

I refer to DA2021/1912 and noting our strong objection to it based on the following:

Over development - The area is zoned R2 low density and the proposed development exceeds zoned building heights by as much as two storeys taking into account plant room at the top of the building. This development will tower over the neighbourhood and will be inconsistent with the density of the area. If this is approved, it provides a precedent for more multi storey developments in the area.

Flood risk - The site is within a high risk flood plain. The recent floods on 8 March 2022 caused much damage and destruction to properties around Riverview Pde, Palm Ave, Lakeside Cres and Pittwater Rd. Council workers were in the area afterwards to assess damage and assist owners as required so Council should have records of this event and the impact on the neighbourhood. Overdevelopment of the site with minimal landscaping will contribute to the risk and have a negative impact on an area which is already subject to costly flooding. It will also put vulnerable residents in dangerous housing situation, specially on the ground floor of the Development.

Parking - The proposed Development seem to assume that most of the residents of the 37 units will have no vehicles. Only 8 parking spaces are provided and there is no provision for visitor parking or service vehicle parking. This is unrealistic. Currently the street around the development is already used by many families. It is a bike route, jogging route to/from Nolan Reserve, student route to/from Mackellar Girls High School, parents route toddlers to/from Nolan/Passmore. It is also street parking for sports activities both in Nolan Reserve and Kierle Park, street parking for businesses in the area plus people parking their work vans or trailers or boats. With the Development not providing adequate parking, it will make the area even more congested and will affect the safety of pedestrian.

The Development should not proceed as submitted. Many of our concerns can be addressed by the developer dropping DA2021/1914 and using the land as currently exists as carpark on the original site. As a community, we support the creation of affordable housing but it should not be developed at the cost of the quality of life of both current and future residents of the area.