
From: [REDACTED]
Sent: 24/11/2021 3:31:11 PM
To: Council Northernbeaches Mailbox; Council Northernbeaches Mailbox;
Council Northernbeaches Mailbox
Cc: Lashta Haidari
Subject: Application Number DA2021/1914 - subdivision of 6 lots into 4 Torrens
Title Lots AND Application Number DA2021/1912 - Seniors housing &
boarding House

Good afternoon.

I am writing to express my concern at the plans for the proposed redevelopment of the former medical facility building and sites at 2-4 Lakeside Crescent NORTH MANLY NSW 2100, 8 Palm Avenue NORTH MANLY NSW 2100 and 389 Pittwater Road NORTH MANLY NSW 2100.

Application Number DA2021/1914 – subdivision of 6 lots into 4 Torrens Title Lots

Application Number DA2021/1912 – Seniors housing & boarding House

My family and I have lived in Lakeside Crescent for almost 15 years with many young families and elderly people enjoying and maintaining the very pleasant ambience of the Lakeside Crescent, Riverview Parade and Palm Avenue community hub.

We chose to live in this area because of its relationship with the natural surroundings with its two-story maximum residential height, it's family-oriented ambience, it's trees and the open natural areas. As a family, we consciously work to assist nature and the environment and are very concerned that this natural environment will be adversely affected by a totally inappropriate proposed development by a Council who, we understood, stands on its green values and record. If this development was to be approved as proposed, it will not only dramatically deteriorate the ambience of the area which we and our neighbours constantly strive to maintain and invested in but will have a significant detrimental impact on the areas symbiotic relationship with nature, the trees, the birds and the lake.

The protection of Trees: Biodiversity

I understand that there is a proposal to remove more of the beautiful trees from the site, many of which are native and are an integral part of the ambience of our street. The proposed site is the entrance to the area that we proudly call home where we work to increase the amount of greenery, not reduce it. The trees and bushes also provide a visual and noise screen along Pittwater Road. Can you please advise if a Heritage Impact Report has been arranged on the Heritage Listed Palm Trees which are so much a part of the history and recognised beauty of the area?

I have attached a photo of the beautiful tree that used to sit proudly within what used to be the car park to the medical centre. Up until its removal, my family and I very much enjoyed the sounds of the birds in that tree, particularly the kookaburras and used to watch the young kookaburras learning to fly. That sound and family pleasure stopped abruptly when the tree was removed and those birds are no longer in the area. When I phoned Council to ask why the tree was removed, I was told that a number of complaints have been received. In subsequent meetings of large numbers of locals, not one person stated that they had made a complaint nor knew of anyone who would have, rather, we were all shocked and very disappointed in Councils action. Our understanding was that this Council believed in trees.

Removal of the tree appeared to locals to be a convenient step toward creating a saleable building site. Would you please advise on what basis that the tree was removed and who has the authority to remove protected trees from that site?

Parking

Parking for residents is increasingly and noticeably being affected by the number of people parking on Lakeside Crescent and Palm Avenue each day to take a bus to the city. Each morning, we see people driving around looking for a parking space to park all day. This will further increase as more people return to the city to work. This issue is exacerbated by the number of boats, caravans and commercial vehicles parked on our streets permanently and semi-permanently not only taking away spaces but creating a line-of-sight danger. Council has

advised us that these vehicles are legally permitted to park there however one viewing would see that they are creating a danger not only to drivers in the street but also to the children of young families who head out to enjoy the quiet ambience of the area. In places, two vehicles cannot pass each other. I have photographs which I'm happy to provide if you wish.

If no one will take action to reduce the safety risk from these vehicles that do not belong to local residents, what hope would we have for the remaining residential spaces which would be taken up by the dozens of vehicles that would reasonably be expected with the introduction of such a large number of new proposed residences?

If Council can't help us with these commercial vehicles parking outside our residences and creating safety issues, we ask for your assistance that the few remaining spaces that are still available are not taken up with the introduction of such a large number of new residences. Parking is already a challenge in the area and would become paramount if you are going to introduce more residential into the area. Sufficient on-site needs to be provided if this proposed development is to proceed in any form.

Apart from numerous young families and elderly people living in the area, there are many teenagers amongst the local families with quite a number obtaining their licenses in the last two years thereby all adding more vehicles which they also park in the street outside their house, steadily increasing the number of parked vehicles.

It is becoming increasingly difficult to be able to park in front of our own house or even our neighbours house. Riverview Parade and Palm Avenue also experience considerable increases in parked vehicles whenever there is a sporting event on at Nolan Reserve which occurs most weekends outside Covid restrictions.

The triangle of Lakeside Crescent, Palm Avenue and Riverview Parade is also used constantly by learner driver companies and private learner drivers. I do not have a problem with them obtaining driving experience however on a weekend, there can often be several learner drivers at the same time circling many times around the block. There are also families with young children as well as elderly people living in this area. A significant number of people also enjoy exercising and walking our streets, particularly on weekends and many with strollers or dogs walk on the road itself due to vehicles parked in driveways across footpaths. More cars parked in the street and driving around looking for the very limited parking spaces will just add congestion, frustration and danger.

Can you please advise if an off-street parking survey has been undertaken I'm sure if it was undertaken again on a weekday, post Covid, it will show a significant difference to the original report.

Lack of Consultation.

Prior to Covid-19, we were advised through brochures placed in our letterbox and a website that there would be local consultation regarding the proposed usage of 389 Pittwater Road North Manly. There was just one phone consultation that I am aware of where we had to book a time to be heard but when I contacted the proffered number, I was told that it was full and that I would be contacted about further consultation which never eventuated. I am looking forward to that promised consultation.

SEPP HSPD Clause 32 - Design of residential development

The existing building currently has three levels which suits its previous role in that location but, in no way does it fit in with the single and two level houses into which it is now proposed that the commercial building be integrated and become residential. The character of the surrounding residential streets would be forever changed right at the entrance to our local community should this building not only be altered in its usage to such a large number of residential units but if the current height is increased.

Whilst the current building hasn't fitted in with the residential ambience of the area, the trees and shrubs that had surrounded it in the past had helped to reduce the impact of its bulk. A number of those trees and bushes have subsequently been removed exposing the buildings harsh commercial character. This design does not fit in at all with the surrounding residential streetscape.

SEPP HSPD Clause 33 - Neighbourhood amenity and streetscape

Excessive bulk and scale

The existing building served a purpose whilst facing a busy road in a semi-commercial environment. With this proposed change to residential, it will not fit in with the character or the setting of the local family hub which is predominantly single and two story family homes. The proposed development will not comply or fit in with the:

- 25% backyard area currently on single story houses in the area;
- residential height restrictions in the area;
- density and scale 0.5:1 vs 0.86:1;

- side boundary envelope;
- wall heights;
- rear boundary;
- front boundary.

The building already casts a considerable shadow over adjoining areas which would be increased should Council approve an increase in the buildings height. It would also further adversely affect the character of the local environment and increased noise.

Increase the risk of flood inundation.

We have experienced three significant flooding events in our streets over the past 15 years where there was no vehicle access to Riverview Parade, Palm Avenue or Lakeside Crescent. On one occasion, the SES knocked on our door and advised us to leave the premises and seek shelter elsewhere. On at least 8 other occasions in that time, water has blocked vehicles from proceeding from Pittwater Road into Lakeside Crescent and vice versa. Each time, the open nature of the existing buildings car park allowed the water overflowing from the adjoining open drain to reduce the impact of the flooding onto Pittwater Road. Creating walls in that area must increase the amount of water that will flow onto Pittwater Road and into surrounding streets as well as increasing the speed of the water due to the increased funnelling effect. This will increase damage to the road as well as surrounding residential properties and no doubt add to the current erosion of the edges of the lake.

Character of the area – SEPP HSPD – Clause 29

The surrounding neighbourhood is one that has been loved and diligently cared for by local families for many years enjoying it's unique corner nestling into Manly. Single dwelling houses have set the atmosphere and the creation of such a density of dwellings as is proposed is not consistent at all with the areas existing ambience. Adding such a large number of dwellings to such a confined space can only result in significant detrimental changes to the entire area in such a way that will not only affect existing families but will simply not result in the positive outcomes that you also wish to achieve.

I am not against a change to the buildings usage but I ask you to please take into account the significant negative effect that the sheer size of the current proposal will have on the area and the families in the area. It would be very disappointing if our residential amenity were to be taken from us by a non-compliant development under Council control if Council were to approve this proposed development without considerable limitations and changes.

My family and I are very concerned that approval of this proposed development sets a very poor precedent in the area when the residential amenity of residents can simply be taken by non-compliant development to Council controls. Please do not permit this proposed project to proceed in its current form.

Thank you for considering my input. I look forward to hearing from you.

Stuart

Stuart Hely

