

[REDACTED]

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Thursday, 29 August 2024 12:49 PM
To: DA Submission Mailbox
Subject: Online Submission

29/08/2024

MRS Narelle Flint
3 / 9 - 11 Gondola RD
North Narrabeen NSW 2101
[REDACTED]

RE: DA2024/1003 - 3 Rickard Road NORTH NARRABEEN NSW 2101

RE: DA2024/1003. 1, 3 and 5 Rickard Road North Narrabeen NSW 2101

I object to the development application based on :

- # 2 other similar large developments under determination in close proximity. If they are all approved this will significantly increase congestion in the area and change the character of the area
- #. There is no direct access to Pittwater Road to turn southbound forcing traffic to utilise Verona and Gondola Roads which is already a bottleneck during peak traffic hours
- #. Access to petrol station and surrounding shops will be detrimentally impacted leading to potentially increased accidents
- #. The information used for estimating any changes to current traffic conditions has been sourced from a document by the RMS 'Guide to traffic generating development' published in October 2002 written more than 21 years ago, surely this document cannot still be accurate
- # no safe pedestrian crossing on Rickard road
- # Minarto lane is currently used to access Rickard road but one section is only one way with no kerb and guttering, it would struggle to accommodate increased traffic
- # currently minimal on street parking
- # this area is identified as a medium and high hazard flooding area. Although the building will be built to withstand flooding the surrounding streets are not and therefore during a flood event the occupants will have no access in or out of the property
- # As per Public Transport Accessibility report supplied by developer the site is not within 800 metres of a railway station or light rail and there are insufficient bus services at this time to accommodate the increased peak hour commute
- # notification of the proposed development was not posted on individual properties but rather mail dropped to selected residences only. Many local residents would be unaware of the proposed development