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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 12/02/2023 7:43:52 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

12/02/2023

MR Laurence BIBBY  
95 CRESCENT RD  
NEWPORT NSW 2106  
[REDACTED]

**RE: DA2022/2152 - 128 Crescent Road NEWPORT NSW 2106**

Attn: Adam Croft,

Dear Adam,

I fully endorse the excellent submission from Mr Michael Grey and the specific deficiencies he highlighted in the application and trust all the points will be reviewed carefully and addressed by council.

Lee Dillon's submission raises an interesting point about Lot 6 "how and why the foreshore building line abruptly changes right where Lot 6 is" This needs to be fully investigated and an explanation provided, as currently I cannot see how council could allow this to proceed.

The Dillon submission highlights a proposed change in use of Crown Land which will prevent the public from accessing the Pittwater foreshore. What provisions in the development will be made to ensure access to Pittwater by all. Will access to Pittwater be granted to the public via the right of way easement as shown on the plans?

The application is not clear as to what type of properties are going to be built are they 9 single dwelling homes or are some dwellings units? If units how many?

Traffic

The traffic report indicates "internal driveway/shared zone be up to 7 vehicles per hour or 70 vehicles per day" 70 movements of vehicles a day which seems a lot for 9 single dwellings. We should be enlightened before this application for clearing the land is granted as to what the actual building intentions of the owners are.

The traffic report further says "...the volume of traffic generated by the existing site, particularly the 20+ car spaces provided at the commercial marina, would generate greater volumes of traffic when compared to the proposed nine lot subdivision. Therefore, the proposal would not impact the operation of the surrounding road network."

Living opposite the Sirsi Marina for the last 7 years I would have to disagree with their assessment. The only time I have seen the Marina with 20 + cars in the car park would have been on some summer weekends.

This development will impact The Avenue, which is an unusual road with space issues when two cars are approaching in opposite directions. On some parts of The Avenue, one car needs

to pull over to allow another car to pass, more traffic on this road will only exasperate the issue.

The development has no details on parking for visitors, deliveries and trade persons vehicles. Crescent road and The Avenue both have very limited parking, the development needs to accommodate its own traffic from visitors, & tradespersons rather than unfairly offloading all on to surrounding streets.

Overall, this development will have a bigger impact on the surrounding road network than the existing Marina use. The provided traffic report may not capture the full picture and I suggest council commission a new independent report.

#### Trees

I am concerned that Seventeen (17) prescribed (protected) & Council verge trees are targeted for removal to accommodate this development proposal. Council should consider requiring the developer to replace 2 trees (of at least semi mature size) for every 1 removed.

Only 13 trees are recommended for retention however within the current carpark that are 2 mature trees - prescribed as protected (trees 16 and 17 targeted for removal) shown in appendix D in the report from the arborist "rainTree consulting". Both trees are described as healthy and in good condition in the report from the arborist. I urge the council to consider they should be retained and the development incorporate the trees within their future buildings and landscaping.

Thank you for taking my submission into account.

Laurence Bibby  
95 Crescent Road  
Newport 2106.