
From: Gabby Hardaker
Sent: 27/06/2022 3:43:21 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA2021/1912

I am writing about the proposed development encompassing 2-4 Lakeside Cres North Manly, 8 Palm Ave North Manly and 389 Pittwater Rd North Manly.

Whilst I think it will be wonderful to see the site revitalised and improved, I have genuine concerns that I would like to ask council to address and respond to prior to any DA being approved.

All the proposed development paraphernalia that was delivered to our households has promoted how Landcom wish to work together with residents by genuinely listening to concerns raised, however in the past my experience has been that residents and the general public get there say, then the development seems to sail through with often only minor changes if any. In many instances in breach of planning guidelines.

So Northern Beaches Council has the opportunity again to help steer a development that will not only help future individuals & families BUT which could also work for the neighbouring owners. A win win for all.

1. The parking issue, its simply outrageous to suggest that almost all of the new 37 apartment residents will not have cars and provide only a small amount of onsite parking. This theory has never been proven correct locally, in fact the past has shown us the exact opposite. In other low-cost housing/boarding house accommodation/ government housing the occupiers in almost every case have had a minimum of one motor vehicle, in many cases two. City of Sydney council has cottoned onto this and now handles this issue well. In new buildings they do not issue parking permits. Local streets have a 1- or 2-hour (resident excepted) parking limit and new building residents are aware upfront they cannot apply for a parking permit. This protects existing residents' rights and allows new dwellings with little or no parking to be built without opposition. A win win.
2. Removal of trees. Again, there has to be some solution or compromise council can come up with to retain the majority of the existing mature trees. I respectfully request a heritage report be done on this issue prior to any DA being approved.
3. It seems that 8A Palm Ave will retain their right of way to access their garage, could I request council consider retaining the footpath that currently runs between 8A Palm Avenue and Pittwater Rd. This will not only be beneficial to the new residents of 2 - 4 Lakeside development but retains its current use and provides access (or escape) for emergency crews for flood related events etc.

As many of the other submissions have noted we currently have boats, landscapers' trailers, CBD travellers along with the light industry employees of the area who choose to park in Lakeside - Palm and Riverview triangle. Even the mechanical workshop opposite the site use the street for overflow parking and staff parking. So right now, most days there are literally no free car spots. My question is where are the 30 to 50 additional cars going to go.

Looking back its clear that when the health care centre was built the local residents were considered

and the planners provided plenty of onsite parking for employees and visitors. I ask that the same consideration be used today when assessing the current development application.

Kind regards

Gabby Hardaker
Client Services Manager

Astemi Property

