
Sent: 3/07/2019 6:16:52 AM
Subject: Att: Maxwell Duncan, Town Planner re DA 2019/0377
Attachments: DA 80 Innes Rd Letter re safety.docx;

Attached is a letter regarding safety issues with **DA 2019/0377, 82 Innes Rd, Manly Vale**

Please ensure this email is received by **Maxwell Duncan, the Town Planner** in charge of this submission.

I request a confirmation that he has received this email as I live overseas.

I am represented by William Fleming of BBF Planners, who is copied into this email. Please include him in any correspondence.

Kind regards,

Sarah Payne

Sarah Payne
Voorstraat 12
Klundert 4791HN
Nederlands
July 2nd 2019

Att. Maxwell Duncan
Planning Department
Northern Beaches Council
PO Box 82 Manly, NSW 1655

council@northernbeaches.nsw.gov.au

Application number: DA2019/0377
Address: 82 Innes Rd Manly Vale

Dear Mr. Maxwell Duncan,

Re. Safety concerns of DA 2019/0377 No. 82 Innes Rd, Manly Vale

I am the owner of 80 Innes Rd Manly Vale. William Fleming of BBF Planners is representing me in this DA application submission process to oppose the secondary dwelling as shown in the Development Application 2019/0377 submitted by my neighbouring property 82 Innes Rd, Manly Vale.

I am writing to reiterate my safety concerns associated with this DA application which continues to exist in the revised plans. I'd like to request a site visit by council to see first-hand the following issues which affect the safety of the tenants of my two dwellings and the primary dwelling on their block. I'd also like parking and traffic engineers to look at this application.

1. **Pedestrian access** – what happens if someone is hit by a car?

Conservative numbers of 9 to 14 people, some children, will and do use the driveway on foot for access to the two larger dwellings and my secondary dwellings plus proposed new dwelling. 4 people in my rear dwelling (2 children), 3 in my secondary dwelling (previous tenants have had 1-2 children), 5+ can easily be accommodated in the primary dwelling on 82 Innes plus a proposed 1 or 2 in the studio.

The previous owners of 82 Innes removed stairs, which collapsed over time due to the topography of the site, and replaced them with planting. As a result, current tenants of 82 must use the driveway to access the primary dwelling whether on foot or car, as do the tenants in my rear house and my secondary dwelling must use the driveway to access their parking.

Increasing the number of people and cars using the drive is not going to help and already risky situation. I would like the stairs to be instigated on their block to provide safe passage to their house and reduce the pedestrian traffic on the driveway.

2. Visibility

The gradient of the driveway is steep. When reversing on the driveway it is not easy to see pedestrians. The proposed structures garage walls and the balcony volume will reduce this even further.

If there must be a dwelling then an open garage/carport and reduced overhanging balcony at the rear of the proposed secondary dwelling may reduce the limited visibility of cars leaving their block in reverse to access the common drive.

3. Vehicle maneuverability

All cars using the drive cannot turn, so they have to reverse up or down the drive. The curve to and topography of the drives on both blocks make it awkward. Historically the main house has had two cars parked before the garage. If this was to continue it is not possible for the car of the proposed dwelling to turn to access the proposed garage, making it useless for daily use.

As mentioned an unenclosed parking area may enable better vehicle maneuverability in the parking area.

4. Number of parking places

For a complying development I had to provide 2 off street parking places. As the DA is for a secondary dwelling they are currently only providing 1 off street parking place and a second car would be very difficult to accommodate when sharing the area with the rear dwelling.

I believe the driveway is already congested and a secondary dwelling is going to only increase the risks of a potential serious accident happening on my driveway. This raises the concern that if the council approves the development and an accident does happen – who is liable?

I feel I needed to write to you myself as I just wouldn't know what to do if something was to happen.

I hope you will take these factors into account when assessing the submission. Please continue to correspond with William Fleming as I reside in Holland.

Kind regards,

Sarah Payne

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