
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/06/2022 11:17:52 PM
To: DA Submission Mailbox
Subject: Online Submission

26/06/2022

MRS Mari Notaras
25 Lakeside cres CRES
North manly NSW 2100
[REDACTED]

RE: DA2021/1912 - 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100

Regarding DA2021/1912 - Lakeside/ Palm Ave

We are writing to state our objection to the above DA. There have been a number of resident meetings with feedback provided directly to council and Landcom. However no material changes have been made to address the large number of concerns raised by the community.

I object to the proposed subdivision of the site based upon three key points;

1. Reduced onsite car parking. Subdivision approval provides Landcom with the ability to separately sell lots 2,3 & 4. This results in lot 1 (2665sq m) to accomodate the proposed development. The proposed 36 residential dwellings will have completely inadequate levels of parking (ie 8 car spaces?!). This will result in the majority of these new residents parking in the surrounding streets of Lakeside/Palm and Riverview.
2. Traffic safety. Our area is a bike path and active pedestrian thoroughfare used by the community. The proposed residential development including the subdivision and access to lots 2,3 & 4 will provide substantial traffic safety issues and risks that have failed to be addressed in this submission.
3. Increased flood risk. The creation of lots 2,3,& 4 and the development of residential accommodation including driveways, hard surfaces etc will materially impact the overall ability of the site to absorb and store floodwaters. This will without a doubt impact the natural flow of the floodwaters as witnessed by the recent flood events in March 2022. This will increase the risk of dispersion of flood water flow into adjoining residential properties.

In addition to the above, the inclusion of an upper level to the exisiting structure is not in accordance with the approved residential zoning that allows a maximum of 8.5m. This height limit has been strictly enforced by council on all applicants in this area and should be consistently applied in this case as well as all other matters in relation to car parking, floor space ratios and site cover etc.

As with the community, we are supportive of the creation of well designed and complying affordable housing. However, it needs to be approved and developed, taking into account the needs of the environment and the needs of the local surrounding community and neighbourhood.

Regards
Mari Notaras
25 Lakeside Cres