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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/06/2022

MR Vincenzo Condomitti  
14 Palm Avenue AVE  
North Manly NSW 2100  
[REDACTED]

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

I am writing to note my strong objection in relation to DA2021/1912 and DA2021/1914 being lodged by Landcom.

Currently the entire site is zoned R2 low density residential. The owner Landcom, is proposing a use that is not classified as suitable R2 low density residential. This application proposes a construction of a 3 story multi dwelling development that exceeds the zoned building heights significantly. This should not be allowed in an area Zoned R2 low density residential. It also exceeds the allowable building height of 8.5m, is not compatible with neighbouring dwellings in terms of scale and appearance and is detrimental to the amenity of the existing residential environment.

The proposed design allows for only 8 car parking spaces. This is completely unacceptable for the proposed 37 dwellings as in reality most residents will own cars that will end up on the street. The land subject to the proposed sub-division should be retained for parking as per it's original intent when it served the Health Centre.

There is clear evidence that the lack of parking for boarding houses and senior living facilities creates issues for the community. I refer you to the submission by Ruth Robertson dated 23/12/21 who lives in a similar development in Brookvale. She provides a firsthand account of how a lack of parking for these facilities is "demonstrably unfit and contributes directly to the destruction of communities and the ruin of neighbourhoods". In addition, she notes it has led to "bullying, victimisation, intimidation, verbal abuse and vandalism requiring police involvement".

The theory that residents of boarding houses and senior living "do not have cars" is fundamentally flawed and results in community issues as identified by Ruth Robertson.

The Queenscliff Community Health Centre was a community asset and should be retained for community use. This was unanimously supported by Council in December 2017 (Refer Mayoral minute No.07/2017). The land required for parking should not be sold off for profit but retained to help maintain the sense of community that currently exists in this area. Similarly, the building should not be extended to create additional residential density that is out of character with this area and is non-compliant simply to boost profit margins.

Lakeside Crescent and Palm Avenue are currently designated Council walk and bike tracks between Manly and Warringah Mall. With the proposed lack of parking, this will bring more cars to both these streets and surrounding area. This is a family friendly precinct where kids play on the streets, walk and bike, young families with prams, young children on bikes and the elderly

use these roads most days, and especially on weekends. With the added cars being needed to park on the roads, due to lack of provision for more parking with this DA, this is an accident waiting to happen, and a grave safety concern for the community.

Increase flooding risk - the excessive bulk and scale of the development and minimal landscaping will only increase the risk of an already high-risk flood plain and sensitive environment. As the site of the proposed subdivision is located on an existing flood plain, I urge Council to assess the damage and destruction from the flood in the area on March 8 2022. The flood management emergency plan of carrying residents to higher levels is just dangerous.

In conclusion, the proposed subdivision should be rejected and retained for on-site parking that the residents will require. The local community has consistently put forward their views and objections to Landcom and council, and we are concerned the development will be approved by Council.

As a community, we openly embrace creating safe, complying developments and affordable housing for seniors, but the proposals should not simply cram as many dwellings as possible onto a site without consideration for the quality of life for both the new residents and the existing ones.