
From: John Reeman
Sent: 5/02/2023 11:56:20 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/2152- Attention Adam Croft

Dear Adam

We live at 97 Crescent Road which is directly opposite the marina entrance. We welcome the change in use of the land to residential but have similar concerns to other submissions from Mr & Mrs Gray and Mr Lee Dillon.

We too have a vested interest in the future of this land and its development. Although the application provides a reasonable amount of information, it falls short in providing adequate details on a number of points.

1. The proposed 9 lots state that they plan to cater for 2 carpark spaces per lot according to the Pittwater DCP. However, this does not take into account guest parking, which is required for each lot. Street parking on Crescent Road and The Avenue is already extremely limited, and the addition of 9 separate dwellings would make the street considerably more crowded if there is no additional space provided on this access road. Provision needs to be made not only for guests but also tradesman, delivery vehicles and other visitors to the properties.
2. We feel that lots 4 and 5 should be consolidated into 1 lot similar to lots 1, 2 and 3 on the Master Plan. In doing so, this would alleviate the need for a driveway entrance on Crescent Road, reducing traffic turning off and on to the road. Additionally this could allow for a turning circle to be built at the end of the access road at the rear of the properties, making this driveway less congested. Reducing the number of lots would make the land less crowded, enable more space for parking, and ensure adequate access for residents and neighbours.
3. The large tree (marked no. 3 on "The Arborist Report") and its canopy would encroach considerably on to lot 4 and would be dangerously close to this proposed dwelling. The tree itself is shown to overlap with the property on the proposed plan. Therefore, making lots 4 and 5 into one plot would provide the dwelling with adequate land space.
4. We note that the current application includes the request in change in use of Crown Land. As expressed by Mr Lee Dillion, we currently have access to the water as the block is on Crown Land. Could you please clarify what provisions will be made to ensure that access to the foreshore is still available for local residents?
5. We too have concerns about lot 6 and the apparent change in the foreshore. We feel that a better proposal would be to make way for a green area for this lot instead, including access to the water. This would maintain the current foreshore and be more sympathetic to the environment and its residents. The easement noted on the Master Plan could potentially provide access to this area.

We would like to see further details on the overall plan for these proposed lots as it is still unclear at this stage if each plot is being developed independently or as a whole. Noting the points above we feel a reduction in the number of proposed lots from 9 to 7 would be a more appropriate fit for the residential area of Crescent Road.

Kind regards

John
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