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16/11/2021

MR Ken Hoetmer
15 Riverview PDE
North Manly NSW 2100
[REDACTED]

RE: DA2021/1914 - 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100

We write to strongly oppose and request council refuse the following applications:

- DA 2021/1914 Subdivision - Subdivision of 6 Lots into 4 Torrens Title Lots, including demolition works and tree removal
- DA 2021/1912 New - Alterations and additions to an existing building for a mixed-use development including seniors housing and boarding house

We believe that the intent of these applications results in an outcome inconsistent with the WLEP by failing the text that 'the subdivision of land that results in lots that are consistent with the pattern, size and configuration of existing lots in the locality'. We further believe that the applicants have not made a justifiable case why a fully compliant solution to SEPP HSPD, SEPP ARH, LEP and DCP controls cannot be designed on the site.

We make no objection to welcoming new residents to our neighbourhood. However, 37 units on a small lot, with no plans for usable green space, only 8 parking spots (6 handicapped!), and no shops or cafes to walk to, fails to preserve the dignity of these future residents. There is space to build a sustainable housing community, if the subdivision is refused and this land preserved + incorporated into the plans.

Furthermore, we note that this neighbourhood is part of a council recommended walking / cycle path, with no footpaths, . Both cyclists and walkers are on the street, many of whom are students at MacKellar Girls High School across the lagoon. The increase in traffic caused by 37 new units + visitors is a disaster waiting to happen.

We believe there are other reasons to refuse these DAs - loss of tree cover, lack of planning for flooding risk, and others which have been addressed by other submissions.

But primarily, the outcome of these proposals is inconsistent with the intent. The goal of affordable housing from a local/state authorities perspective must not be to cram as many people as possible into the smallest space possible, while selling off all other land for profit, but to create a sustainable self-sufficient welcoming space for residents to live in and enjoy.

