
From: Laura Ford
Sent: 24/11/2021 2:46:21 PM
To: Council Northernbeaches Mailbox
Subject: DA2021/1914 and DA2021/1912– Formal Objections of Subdivision of 6 lots into 4 Torrens Title Lots and Alterations and additions to an existing building for a mixed use development including seniors housing and boarding house

Good afternoon

I live at 22 Palm Ave, Nth Manly.

I refer to the 2 proposed applications of DA2021/1914 and DA2021/1912 and formally note my objection on the following grounds:

- **Neighbourhood Amenity and streetscape** – the proposed parking will significantly and adversely impact on existing residents' ability to park on street, which is already limited by the number of vehicles parked on Palm Avenue by workers/visitors of the Pittwater road businesses and those using the surrounding parks (particularly on weekends).
- Palm Avenue and surrounds are **pedestrian driven traffic** - given there are no pavements on the street at all, people are forced to ride, walk on the street. Having an excessive overdeveloped site on the corner of Palm Ave proposes a ridiculous amount of unwanted street traffic which currently operates under a family under 10km shared zone. The dangers of exacerbated traffic are unwarranted given the already busy street of Pittwater Road.
- **Character and Excessive bulk and scale** – given the character and appearance of the existing low rise residential buildings in the immediate area (Palm, Riverview and Lakeside), the proposed development will only have a negative effect on that appearance and character, and create an irreversible precedent.
- **Removing the trees** on site goes against any good planning policy. The trees are native to the area and provide much nourishment and shelter for local fauna. Demolishing these trees takes away from the very community itself.
- **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.

Finally, a proposed boarding house is not a suitable development for a low residential community. We implore Northern Beach Council to uphold our community values and not invite unwanted crime, and excessive traffic in the area.

Kind regards
Laura Ford
