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

26/06/2022

MRS Megan Chalmers  
- 417 Pittwater RD  
North Manly NSW 2100  
[REDACTED]

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

Hi, I wish to lodge an Objection to DA Application Number DA2012/1912 (building repurpose) - based upon incorrect assessment , and the effects on traffic and parking.

The proposed development will have major effects on parking and traffic,

The applicant proposes to effectively add a third storey on the existing building creating a high-density multi-storey residential facility. 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.

While Boarding Houses for up to 12 rooms can be considered in Zone R2 areas, there is no planning legislation that permits multi-level seniors living on top to create a multi-storey high density residential building.

Given the R2 Zoning, the proposed three storey high density residential building would not be allowable in a scenario where the land was vacant.

The proposed design allows for only 8 car parking spaces. This is completely unacceptable for the proposed 36 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 its original intent when it served the Health Centre.

The proposed mix of a Boarding House and Senior's Living without adequate parking will have a detrimental effect on the community.

This includes :

Egress from Lakeside cr, Palm Ave and Riverview onto pittwater rd

Pittwater rd especially southbound.

Oliver St, Accessing pittwater rd.

This will be most evident when district park host sports training and events in the evening and on weekends.

The proposed DA,  
only assessed parking and traffic at peak hour traffic times.  
Assessed during Covid restrictions parking when there was decreased traffic due to Covid  
restriction affecting traffic and use of sports fields.  
The busiest traffic and parking times are when district park/ nolans oval are in use for sports  
events and training, which can include up to 500 additional users in the area.

This includes but is not limited to ;  
Saturday All day , Summer and Winter  
Sundays, Summer and Winter  
Thursday night Summer  
Friday night Summer  
This can include Cricket, Football, Soccer and Touch Football held at night and weekends.

At present when these sports are conducted there can be up to 50 vehicles parked in the  
Nolans car park that need to exit onto Pittwater Rd.

At these times there is  
Grid lock on pittwater rd at the intersection of Lakeside Cr and Oliver st.  
Grid lock taking up to 3 sets of traffic light phases to exit Lakeside Cr onto Pittwater rd or Oliver  
st  
No available street parking.  
Regular parking infringements at these times with vehicles being parked illegally or  
dangerously across driveways or on Nature strips.  
I believe any assessment of this DA should not occur until a correct traffic and parking  
assessment is conducted.

I believe when this assessment is conducted, that the true effects will be assessed and that  
this Proposed DA should not be approved,