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Subject: Online Submission

26/06/2022

MR Edwatd Guz
- 16 RIVERVIEW PDE
NORTH MANLY NSW 2100
[REDACTED]

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

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We strongly object to the above proposed redevelopment.

The proposed development is considered to be inconsistent with the outcomes, controls and objectives of the relevant legislation, plans and policies. The height, bulk and scale of the proposal is inconsistent with the desired future character of the R2 zone, fails to maintain the general dominance of landscape over built form, and does not maintain the existing residential amenity of the area.

For these reasons, the proposal does not satisfy the aims of the LEP or the objectives of the Zone R2.

We are greatly concerned that the proposed development will increase flood risk inundation and increase flood speed levels to neighbours adjacent and downstream. It is in non-compliance with HSPD Clause 36 Stormwater, LEP 5.21 Flood Planning, and DCP E I I Flood Prone Land.

Any increase in flood risk, is totally unacceptable and unreasonable. The stormwater runoff and overland flow to all neighbours has not been fully addressed, and no precautions taken to eliminate that risk.

The site is within a high risk flood plain. The recent floods on 8 March 2022 caused much damage and destruction to properties around Riverview Pde, Palm Ave, Lakeside Cres and Pittwater Rd.

As the site of the Queenscliff Health Centre is located on an existing flood plain we urge Council to assess the damage and destruction from the flood in the area on March 8 2022.

The damage and destruction to properties in Riverview Pde, Lakeside Cres, Palm Ave and Pittwater Road was devastating and traumatic for all residents involved. We personally have been in temporary accommodation for four months due to the 8th March flood with no idea when our residence will be habitable again.

The proposed flood management emergency plan of carrying residents to higher levels is outrageous and dangerous.

To develop the existing site into 37 dwellings, plus subdivide the front section into 4 x Torrens Title lots for future sale/development would have a significant impact on what is already an area subject to significant and very costly flooding.

The lack of parking allocated to the proposed development (eight car spaces for 37 dwellings) is completely unacceptable and unrealistic 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.

Palm Ave, Lakeside Cres and Riverview Pde, North Manly have become a sanctuary for empty trailers, boats on trailers, tradespersons' trucks and daily parking for bus commuters imposing on residents who should be able to park close to their residences.

The anticipated congestion in this residential area will create a very unsafe environment further reducing the present unsafe visibility of the constant traffic in these three streets which are also designated cycleways - includes cars, vans, trucks, joggers, walkers, cyclists, skateboarders, parents with prams, parents with families on bicycles, dog walkers and local residents as well as school children of all ages who reside in or live locally and who pass through via Nolan Reserve/Passmore Oval to their destinations.

The majority of these pedestrian people need to travel on the road as there is no footpath in the area.

We strongly object to the approval of this DA for the negative impact it would have on the existing environment.

The proposal of this work and type of development is clearly going to impact the neighbourhood negatively. This is over development that will deteriorate what is currently a safe, family-friendly area as outlined.

Edward & Jan Guz