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To: DA Submission Mailbox
Subject: Online Submission

26/06/2022

MRS Jill Careless
- 359 Pittwater RD
North Manly NSW 2100
[REDACTED]

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

Submission from Mr Nick & Mrs Jill Careless

Regarding: Development Application Number: DA2021/1912 & DA2021/1914
2-4 Lakeside Crescent and 8 Palm Avenue and 389 Pittwater Road, North Manly.

We are residents who live at 359 Pittwater Road, North Manly close to the proposed development. We have lived here for over 20 years and have a number of concerns regarding the proposed DA:

PARKING

Objection 1: The development proposal for subdivision of the land into 3 housing blocks on Pittwater Road to be sold separately, and the proposal for affordable housing using the existing building, provides insufficient parking for the residences on site, for both their vehicles and those of their visitors.

Impact:

- With a lack of onsite parking the residents and their visitors will be forced to use street parking.
- There is no immediate street parking available on Pittwater Road. It is directly next to a junction with traffic lights and a bus stop.
- There is extremely limited parking spaces outside the existing residential homes on Lakeside Cres and Palm Av.
- There are many school age children living in the nearby residences who ride their bikes and play in Lakeside Cres and Palm Av. The additional vehicles moving in and around the site searching for parking poses a safety risk.

Recommended Mitigation:

- Change of the development proposal to provide sufficient parking onsite for the proposed new residences. This may mean no subdivision of land but retain the existing land to provide enough parking for residents.

DENSITY OF PROPOSED DEVELOPMENT

Objection 2: The development proposal seeks to develop the site and introduce a high level of housing density into a suburban area that is not in keeping with the existing neighbourhood and community. The addition of a third story will create a high story building in a low density R2 residential area. The proposed three storey high density residential building would not be

allowable in a scenario where the land was vacant. Planning rules must be adhered to.

Recommended Mitigation:

- Change of the development proposal to reduce the number and density of housing proposed. Keep it a two story building.

FLOOD MANAGEMENT

Objection 3: Lack of proper consideration of flood management given the current residents horrific experience with the flooding on 8 March 2022. It was traumatic and very costly, and it will be many months before our home is back to normal. Council records will show that the entire site in question was inundated with flood water. The flood management emergency plan of carrying residents to higher levels is just ridiculous. Overdevelopment of the site with minimal landscaping will contribute to the risk and have a negative impact on an area which is already subject to costly flooding. It will also put vulnerable residents in a dangerous housing situation, especially on the ground floor of the Development.

We are generally supportive of repurposing the building into well designed affordable housing, but there must be more thought to how this can be done, following the planning regulations, and taking into account the local residents' concerns regarding this Development Application.

Nick & Jill Careless