
Sent: 15/12/2021 3:18:08 PM
Subject: Online Submission

15/12/2021

Cranae CB Pty Ltd
1302 - 1304 Pittwater
Narrabeen 2101
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RE: PEX2018/0009 - 1294 Pittwater Road NARRABEEN NSW 2101

Please note our objections to the following details of the planning proposal.

Increased height limit from 8.5m to 12m. This will negatively impact privacy to the residential unit on the top floor of our property. Our property is located at 1302 Pittwater Rd, adjacent to the proposed development, the top floor is a residential unit with bedroom & bathroom windows on the side bordering the proposed development. Additionally, we have a balcony on the same side which will also be affected by loss of privacy if the height limit is increased.

Increased Traffic. The development proposes 141 carspaces, all of which are accessed via Albert Street. This will result in gridlock. Albert Street is very narrow & cars are already unable to pass each other in this street, the impact of additional traffic from this development will also have a knock-on effect on traffic in neighbouring Lagoon, Waterloo & Ocean Streets.

Removal of all vehicle access directly to/from Pittwater Rd (p18 of Traffic Impact Assessment Report). The section of Albert St between Lagoon St & Pittwater Rd is already only accessible from Pittwater Rd. If this access is blocked to all vehicles we will be unable to access our driveway located on this section of road. Additionally, there is a loading zone on this section of road that was put in place for deliveries to businesses on Pittwater Rd when the 24hour bus lane was installed, removing access to this section of road will negatively impact deliveries to existing businesses.

Location of driveway. The proposed driveway location is on the intersection of Albert Street and Lagoon Street. We are concerned with the impact to safety that will result by building a driveway for 141 cars on an existing intersection.