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Sent: 26/06/2022 9:58:56 PM
To: DA Submission Mailbox
Subject: Online Submission

26/06/2022

MS Shannon Barwell
- 419 Pittwater RD
North Manly NSW 2100
[REDACTED]

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

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Please accept my objection to this subdivision and development.

I strongly object to;

1. The proposed additional entire third level which is non-compliant to the zone.
2. The sub-division and selling of the land that should be retained for car parking.

The area alongside the development is low density residential, there is limited parking, as the streets are used for current residents vehicles. The area is a pedestrian thoroughfare marked by signs, a popular route between Manly and Warringah Mall, also used by cyclists.

The proposed development of 37 dwellings with 8 car spaces is out of character with our neighbourhood and does not comply with the local planning controls.

Echoing other letters you will receive, while we understand that boarding houses of up to 12 dwellings are permissible, we do not believe that adding 25 senior living dwellings above were considered in this type of legislation. It does not contemplate that 37 dwellings may result in 37 cars, with potentially 29 ending up on the streets.

The land required for new residents parking should not be sold off for profit, but used to provide parking facilities and maintain the sense of community that currently exists in this area. Approving inadequate parking will mean cars will spill onto the street on a permanent basis and would be hugely problematic for all residents.

There are traffic safety concerns should this go ahead, an accident waiting to happen putting so many people in one already very congested zone. A large multi lane intersection. Where there would be nowhere to safely add driveways to the proposed subdivided lots. I believe any assessment of this DA should not occur until a correct traffic and parking assessment is conducted.

This current plan is an overdevelopment in a sensitive flood prone, low residential area. The building should not be extended to create additional residential density that is out of character with this area.

We would be supportive of the repurposing of the existing building without further expansion while retaining the existing land for parking. This would result in 24 dwellings with approximately 20 car spaces. Although this is still not within local planning controls, it would be an acceptable outcome. Thank you for your time to consider our concerns.