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Sent: 27/06/2022 1:10:34 PM
To: DA Submission Mailbox
Subject: Online Submission

27/06/2022

MR Yorick Sweetnam
48 Riverview PDE
North Manly NSW 2100
[REDACTED]

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

I object to the development on the following grounds

1. Landcom proposes to add a third storey on the existing building creating a high-density multi-storey residential facility. This simply should not be allowed in an area Zoned R2 low density residential. It also exceeds the allowable building height of 8.5m, which means it is not compatible with neighbouring dwellings in terms of scale and appearance.

2. 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.

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

4. The amount of proposed parking spaces (8) relative to the proposed dwellings (36!) will result in most of the new residents (and / or their guests) needing to park their cars on the street causing congestion, inconvenience and potential traffic risks for the local community. Its simply not appropriate to allow than many new dwellings and such limited off-street parking. The Queenscliff Community Health Centre was a community asset and I believe it should be retained for community use. If "community use" translates to boarding housing and seniors living then so be it, however, the development needs to be consistent with town planning legislation and the land required for parking should not be sold off a company like Landcom to profit from.