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To: DA Submission Mailbox
Subject: Online Submission

26/06/2022

MR Richard Bartlett
- 32 Palm AVE
North Manly NSW 2100
[REDACTED]

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

Dear Ms Haidari

I refer to DA 2021/1912, and kindly note my objection on the following grounds:

1. Blatant breach of planning controls - Landcom ('the Owner') is proposing a use that is not classified as suitable for R2 low density residential. This application proposes construction of a 3 storey multi dwelling development that exceeds the zoned building heights significantly. The zoning is 8.5m and the proposed building height is in excess of 12.6m. The proposed 3rd floor exceeds the required building height.
2. Inadequate parking provisions - the proposed development will result in a 40% plus increase in dwellings in the area. The Owner, has allowed for only 8 carparks for the proposed 37 dwellings which is significantly under best practice of 1 car space per dwelling. In addition, no allowances have been made for visitor parking which as the proposal contemplates this being a senior's residence there is no provision for parking for medical or community care providers.
3. Unworkable Waste Management - Under the current waste management plan the 13 general waste, 8 bottle 2022/367376 recycling and 8 paper recycling bins are to be collected weekly. Currently bottle recycling and paper recycling bins are collected fortnightly not weekly. Therefore, the plan does not provide enough bins for waste management. To provide only 2 green waste bins for 37 dwellings is grossly inadequate.
4. Flooding risk - The proposed boarding house and seniors living should not be located on a flood plain where further floods like those that occurred on 8 March 2022, could prove life threatening and distressing to people already in vulnerable circumstances.

I understand the Owner can address many of the issues above and those raised by others in the community if it withdraws DA 2021/1914 and redesigns the proposal utilising the land that currently exists as carparking on the original site. Any future development of the site should comply with the current R2 zoning and any 2022/367376 repurposing of the building remain as a 2 storey development.

The local community have consistently (2021/814774), put forward their views to the Owner, who has totally ignored these. As a community we openly embrace creating safe and affordable housing for seniors, but the proposals should not simply cram as many dwellings as possible onto a site without consideration of the quality of life for both the new residents and

the existing ones.

I urge Council to listen to the community's concerns and not approve the proposed development. The community is willing to work with the Owner to come up with a design solution that works for all parties and not just the Owners bottom line. Council has one chance to ensure a long-term solution is found for the site that will benefit the community and people in need for generations to come.

Sincerely

Richard Bartlett
32 Palm Avenue
North Manly 2100