
Sent: 13/04/2021 7:46:58 PM
Subject: Online Submission

13/04/2021

MS Ava Shirley
546 Pittwater RD
North Manly NSW 2100
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RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW 2100

Dear Assessing Officer,

As a local resident and registered Architect I am unconvinced of the quality of this proposal, both for the potential residents of the boarding house should it be built, and for the neighborhood.

The State Government has recognised that the SEPP has failed to deliver affordable housing and a change to the rules for these developments is imminent.

The micro apartments that are proposed will most definitely be unpleasant to live in. They have limited air-flow due to minimal windows, and without air conditioning will be uncomfortably hot. If however, air condition is retrofitted, these units will be ill-considered and an eyesore. The ceiling height in the kitchen, and possibly the disconnected living spaces, appear non-compliant with the building code. I would assume these reduced head-heights have been proposed to keep the overall development under the height limit as they are in effect trying to build a three-storey (car-parking and two storey a above) series of dwellings in a low-density residents area of single and double storey homes.

Additionally I believe that the cost of works is unrealistic, in an effort to avoid the necessary fees. If they do believe 10 dwellings can be built for less than \$100,000 each, then the built outcome will be very cheaply executed, and quickly become derelict in appearance.

Regards,
Ava Shirley