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16/11/2021

MR Robb Macnicol
68 Riverview PDE
North Manly NSW 2100
[REDACTED]

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

Dear Sir/Madam

I wish to object to the proposed development of 25 senior housing apartments, 3 housing lots and 12 boarding house rooms on the 2-4 Lakeside Crescent site. The proposal materially fails many of Councils key criteria for development approval including: FSR, height, setbacks, density, solar access and overlooking of neighbours.

FSR on Lot 1 of 0.86:1 is circa 70% above legislated allowances of 0.5:1. This contravention alone should result in the proposal being rejected by Council officers in the first instance as it is a clear overdevelopment of the site. The proposed addition of the second floor to gain an additional 12 apartments contravenes the 8.5m height control by some 25% and is entirely inconsistent with the surrounding 2 storey detached dwellings.

The proposal fails to provide adequate on-site parking for the proposed number of residents and their visitors given up to 64 people can be accommodated on site. The proposed 8 car spaces will result in all these new residents having to find parking on surrounding streets. These streets (Lakeside, Palm and Riverview) are already congested with parked vehicles as well as caravans, boats and trailers - many of which are not even owned by residents in these streets, but rather annoyingly are stored here by others (a direct result of Council parking changes previously made to Kenneth Road).

In stark contrast to the current overdeveloped scheme, the applicant and Landcom have the opportunity to utilise the entire Queenscliff Healthcare site to create a sustainable, well considered, fully integrated, complying housing solution for seniors and boarding house residents with enhanced amenity. The proposed subdivision and sale/development of Lots 2,3 and 4 for detached housing is the primary cause leading to the material overdevelopment of Lot 1 and the loss of the site's ability to provide suitable on-site car parking. The subdivision should not be approved by Council and the applicant should be directed to resubmit a scheme which utilises the northern area of the site for car spaces and landscaping in order to meet the FSR and other key development controls currently being abused by this DA and the accompanying DA2021/1914.

Kind regards
R Macnicol