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Sent: 28/04/2024 10:24:20 PM
To: DA Submission Mailbox
Subject: Online Submission

28/04/2024

MR Camille Vachon
6 / 6 - 6 Smith ST
Manly NSW 2095

RE: DA2024/0356 - 2 - 6 Smith Lane MANLY NSW 2095

To whom it may concern,

I am writing to express my concerns regarding the retrospective development application for 2-6 Smith Lane. 2-6 Smith Lane has already been substantially altered in 2023 - flipping a car garage into a commercial, office space with multiple tenants - without any regards for its surrounding community and council rules and processes. The property was eventually flagged by the NBC and currently going through a retrospective DA. The displayed notification for the DA was taken down weeks before its end date, and had to be put once once again.

The documents available for review presented many inaccuracies and seems to have been done with very little detail and being intentionally unclear - and reflect the owners' attitude in their lack of care or respect for council approval processes. I noted a few irregularities in the documents submitted as per below:

-A blank template submitted as a Waste Management Plan

-Compliance Report by BCA vision is intentionally omitting to discuss "lot 9" as it relates to an "existing approved commercial office" - the said commercial office was built without going through a due process of approval with the NBC and was flagged by the NBC after the completion of the built (hence why this application was made retrospectively) Is it not an "approved commercial office", this has not been approved and the compliance report should not be omitting it.

-Traffic Report: There are multiple errors in this report, such as Smith Lane being noted as 50 kph while the actual limit is 40, it is not a one-way as stated and it runs North-South, not East-West. The report makes the assumption that the commercial office will not generate additional traffic or parking issues without much evidence to support this claim - it doesn't even discuss the number of workers on site nor the hot desking nature of the coworking space.

Overall, since the new build at 2-6 Smith Lane has been completed, the parking situation has been increasingly problematic for the nearby residents. While most of the area is limited to 2 hours for non-residents, it is never patrolled by the council rangers and this is known by the commercial tenants, who most seem to be driving to work and parking all day in spaces who are restricted to 2 hours. While the website of the co-working space states that the office is a short walk from the Manly Ferry, it also states that it has "parking available in the residential areas nearby".

The commercial office space has very little space for meetings, and the tenants are constantly taking their calls on the lane outside of the residents' gates as well as gathering to vape near other residences.