

NSW Planning & Infrastructure
Attn Peter McManus
Reference MP10_0070 MOD 3
15/02/2012

Dear Sir,

After reviewing this latest submission, Please find below the areas that I believe would benefit from more consideration and attention.

Firstly I would like to say that it is appreciated that the overall height of this building has been reduced in this newer submission, as that has been a major area of concern for the existing residents of Comenarra Parkway, like myself and neighbours.

When looking at this proposal we must keep in mind that this is the first of the few large buildings slated to be built along this frontage. So getting it as good as possible will help set some precedents for the subsequent buildings which hold even greater concerns in regards to our street environment.

The areas of concern for this particular building are;

- 1) That it's not meeting a minimum set back standard from the road.
- 2) That there is not enough mitigating landscaping in the form of planting planned.
- 3) Car parking, size and placement.

Set Back

If all the other houses have abided by the minimum setback from the road, then it is hard to see why a building of this larger size should defy that standard. The impact of the building upon the streetscape will be amplified by its proximity to the street. The further back a building is, then there's more room for gardens and larger trees to mitigate the potential for it to over dominate our environment.

Landscaping

As this building and its car park will reduce horizontal green space (grassed areas), then increasing trees, shrubs and ground cover can return some vertical green space /natural habitat.

Our particular corner of Ku-Ring-Gai is a verdant area with many trees and much wildlife, from the 22 species of birds I have countered regularly visiting my back yard, plus the plethora of other fauna, including Opossums, lizards (blue tongue, legless, etc), bats & bandicoots. I believe we all have a responsibility in trying to maintain genuine space for these other inhabitants that share our location. As we all know that such habitat is constantly disappearing in a city like ours. The existing submission looks deficient in this area, yet it is the easiest aspect for them to address or give more attention.

Car Park

Size and Placement is the issue.

The car park should be kept closer to the driveway and be a bit smaller. It should not be brought close to the street frontage and require a far longer driveway which in turn uses and wastes more open green space.

In fact as we move in to a new era for motoring we will see smaller more fuel economic & electric cars replace larger less efficient vehicles. So parking could be designed to entice the usage of this next generation of transport by,

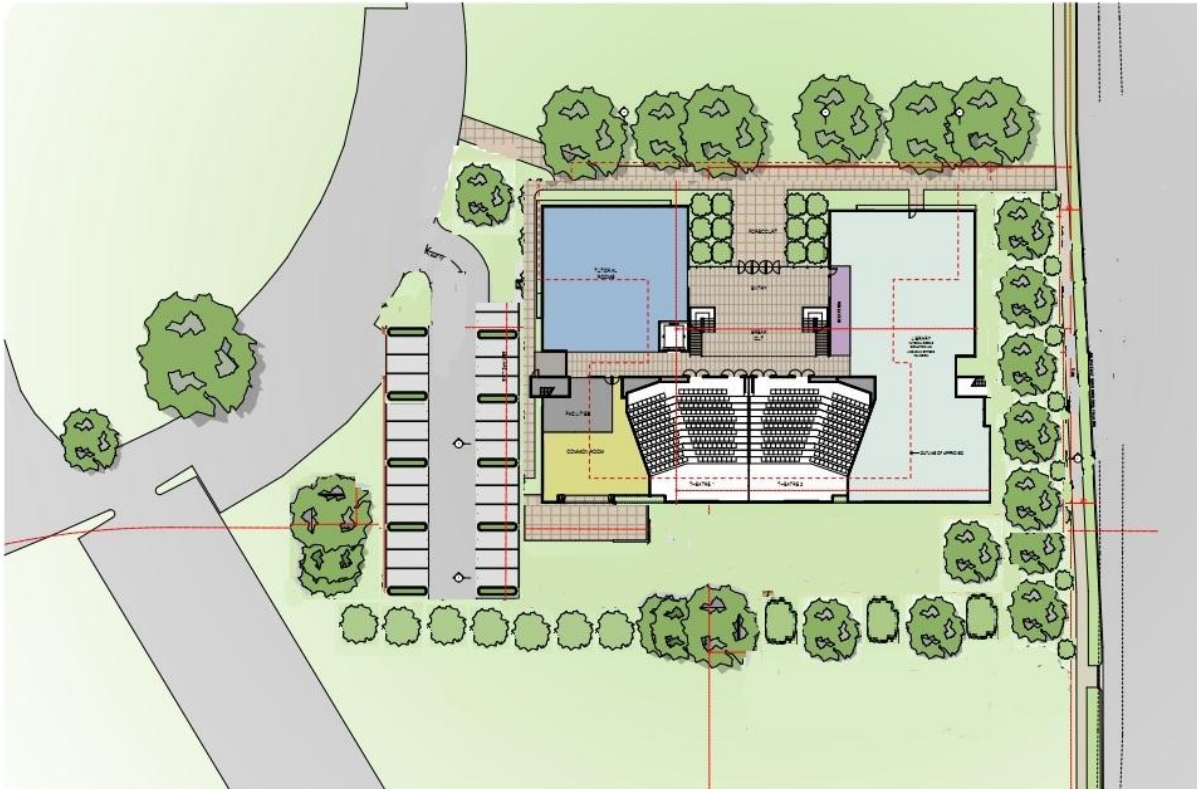
dividing multiple larger car spaces into more small car spaces , motorcycle/ scooter and bike parking areas. Which ultimately could help control the continual spread and need for more parking areas.

Examples of improvements—

1) A realistic best case scenario

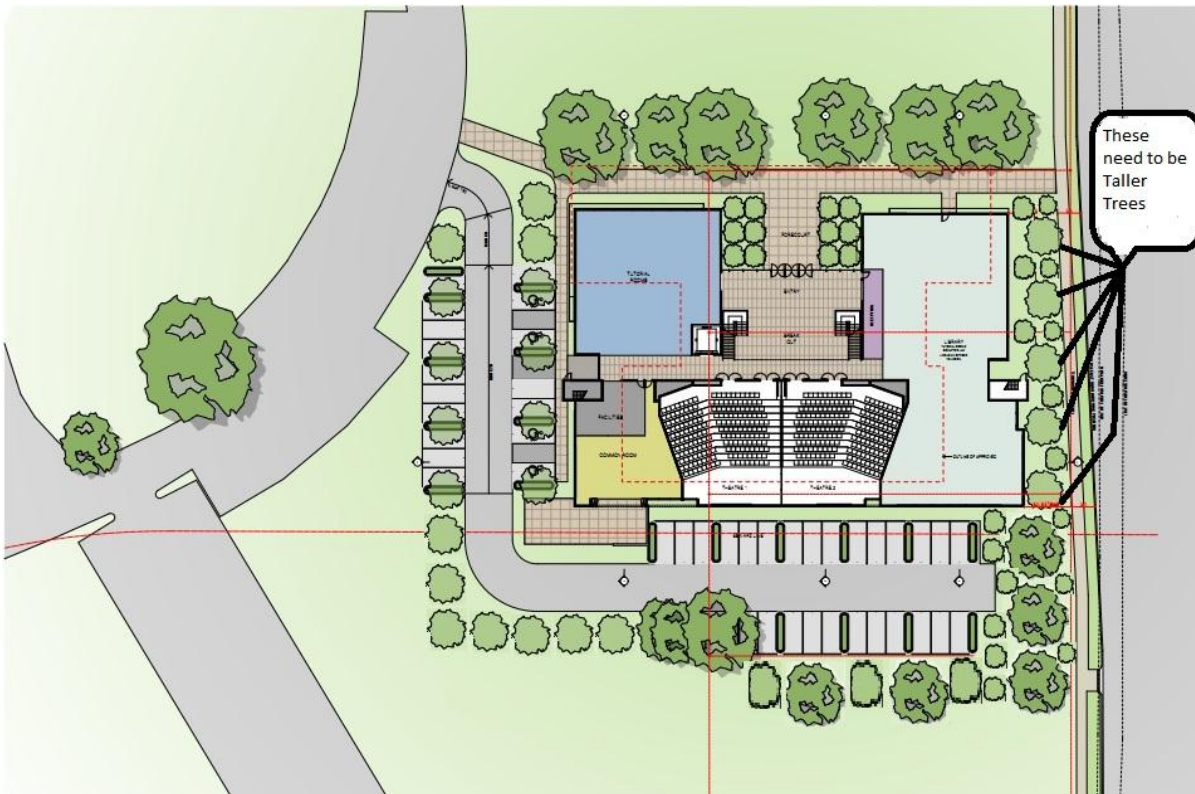
This is a rough mock-up of their plan, including;

- 1) if the building was set back more,
- 2) the parking was moved back near the driveway and
- 3) more planting of bigger trees was included;



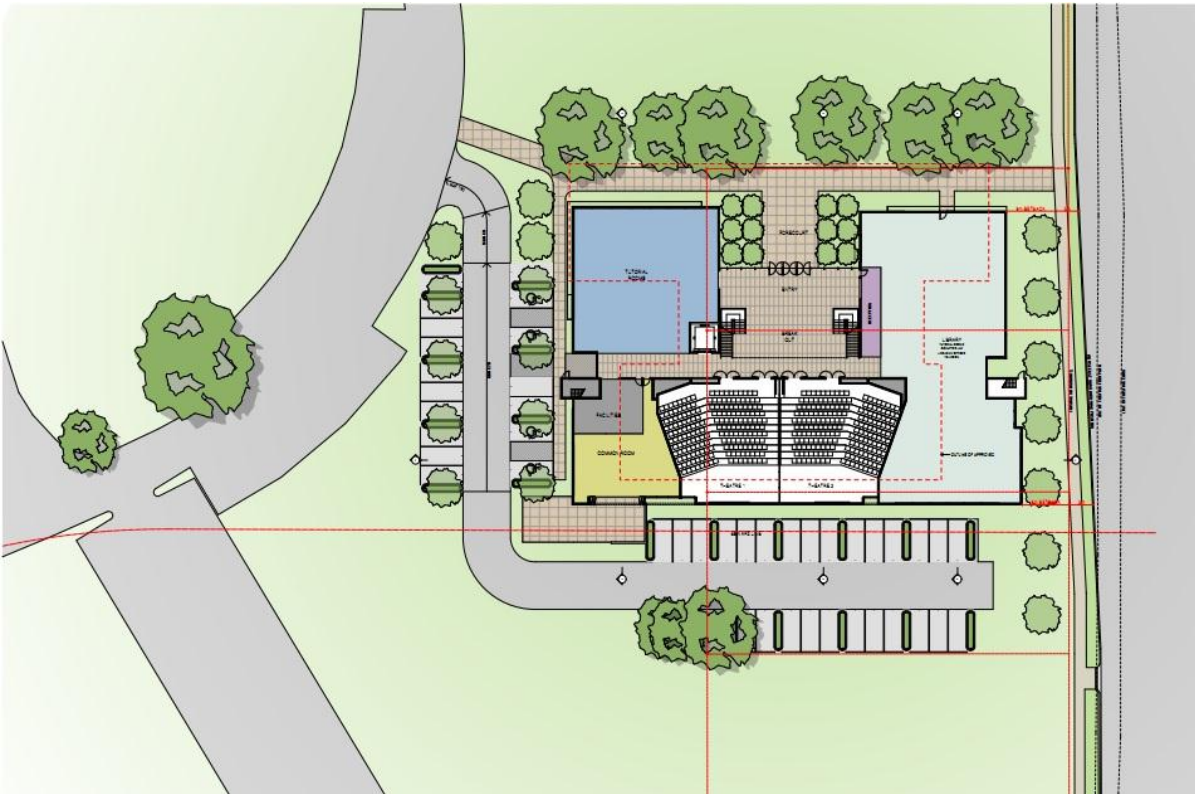
2) Example of a better 'planting mitigation only' plan

The next is a modification of their original plan, showing how the tree planting could even be improved on that one.



3) The unaltered original included only for easy comparison.

Then finally for comparison here is a copy of their inadequate original for comparison to the above improved possible scenarios;



In Summary

I have invested much time over the past 2 years in trying to get the best results for our corner of the large Adventist development. I believe the above 3 points are all valid and addressing them would be beneficial.

It is hoped that such genuine improvements that are offered here and may be provided by the council or other residents, can be genuinely considered. As my past experience with the prime developer exposed a company aggressively out to marginalise and or ignore any input or concerns.

Addressing such areas helps try to maintain the original idea of a hospital in park like grounds, rather than a hospital consuming its park like grounds.

Thank you for your time and consideration, please feel free to contact me if that is helpful or needed.

Yours Sincerely

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