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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/06/2022 8:03:09 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

25/06/2022

MR Graeme Jory  
11 Riverview PDE  
North Manly NSW 2100  
[REDACTED]

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

My Wife and I object to DA2021/1912.

To begin our property at 11 Riverview Parade did not receive any notifications on the proposed developments. Indeed 55 or 60% of the dwellings in the "triangle" were not listed to receive the Development Application/s!?

The site for the proposal forms part of a unique precinct/community, there being one way in and another out. Except for 8 dwellings, the precinct is surrounded by water. The precinct comprises approximately 90 dwellings all of which will be greatly affected by the proposal/s. As an abbreviated observation, say 90 Council conforming dwellings currently in the locality, with an increase of say 40 non conforming dwellings proposed, equates to a virtual overnight 45% increase dwellings wise with a massively disproportionate ratio of parking!!??

The site is zoned R2 low density residential. Landcom is proposing usage outside R2 low density residential classification. Construction of a 3 story multi dwelling exceeding zoned building heights in an area zoned R2 low density residential comprising 37 dwellings with 8 vehicle spaces?? Consequently the land now proposed for sub division should always remain as vehicle parking as per the original Health Centre planning. Please refer to the submission by Ruth Robertson dated 23/12/21 as the outcomes are typical of such a proposal greatly exceeding all rules/regulations/guidelines etc. It begs the question...would the same leniency be afforded to a private interest?

The DA has little regard for Council, environment, character, safety, parking, traffic flow, residents and anticipated new tenants, as expressed by various Town Planners and every resident I have conferred with in the precinct. What considerations have been made for future and probable selling of the dwellings (should history dictate), likely resulting with investors and subsequent Airbnb's, transient tenants, and all that comes with it?

My Wife and I are all for 'affordable housing for seniors', however these proposals are grossly non complying, and dare I say an accident waiting to happen.

Graeme Jory.