
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 27/06/2022 8:46:39 AM
To: DA Submission Mailbox
Subject: Online Submission

27/06/2022

MRS Jane Jory
11 Riverview PDE
North Manly NSW 2100
[REDACTED]

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

I strongly object to DA2021/1912.

Firstly, we live at 11 Riverview Parade, North Manly but did not receive any notifications on the proposed development. Indeed 55 or 60% of the dwellings in the "North Manly triangle" were not listed to receive the Development Application/s. Why would this be when all residences in our area will be detrimentally affected by the proposed Landcom development ??

The site for the proposal forms part of a unique precinct/community, there being one road access 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 nonconforming dwellings proposed, equates to a virtual overnight 45% increase dwellings wise with a massively disproportionate ratio of parking. This obviously means that all street parking in Palm Avenue, Riverview Parade and Lakeside Crescent will potentially be compromised by a development with so little 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 is ridiculous and will compromise what is currently a family friendly community and potentially make it dangerous for the numerous young children living in this area.

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 which greatly exceeds all rules/regulations/guidelines etc. which are imposed on any other dwelling in this area.

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 husband 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.

Regards
Jane Jory

11 Riverview Parade
North Manly 2100

Mobile :

