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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 5/06/2023 10:48:00 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

05/06/2023

MRS Gillian Yates  
10 / 1468 - 1470 Pittwater RD  
North Narrabeen NSW 2101  
[REDACTED]

**RE: DA2022/2102 - 8 Walsh Street NORTH NARRABEEN NSW 2101**

My husband and I have received and read the request for a variation from the minimum lot size standard for subdivision on this lot. We note that the submission addresses some of our concerns stated in our letter dated 8/2/2023 such as the dual access handle driveway and retaining the existing dwelling. However, the request justifies a "minor" variation (a description we challenge - other applications will use the 20% discretion as a new benchmark) by creating "a low residential environment" with "logical and thoughtful housing choice" and "compliant future development in terms of lot size, building height". Whilst the allowable 8.5m building height remains, we disagree that there would be no "detriment to surrounding residential land uses". To ask us to place our faith that future applications would not affect the privacy of our eastern facing living space & bedrooms is unreasonable. Building conditions on the subdivision will need to respect this and we urge that discretion should not be provided until that is explicitly stated.