
From: Alison Hiscocks
Sent: 1/05/2025 8:15:43 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA2025/0279
Attachments: DA20250279.docx;

Please see attached objection to DA2025/0279.

Many thanks,
Alison



Alison Hiscocks
18 Quarter Sessions Rd
Church Point
NSW 2105

Northern Beaches Council
725 Pittwater Rd
Dee Why NSW 2099

1 May 2025

Re: Objection to DA2025/0279

To the Assessing Officer,

We are writing to express our concern over this proposed development zoned E4 Environmental Living. We are Church Point residents and enjoy living in this locality for the natural tranquility it provides, however this native beauty is constantly under threat by inappropriate development such as this.

The removal of 6 high category trees is unacceptable, especially when the development will exceed the allowable impervious area required by **DCP D4.10 Landscaped Area - Environmentally Sensitive Land**.

This development - a 4 bedroom, 4 bathroom house with a gym and study is not of a scale that should be permitted in a zone intended for *"low-impact residential with special ecological values, integrated with the landscape"* (PLEP 2014).

Additionally, the hardstand area at the front of the lot is the dominant site feature and its width greater than 50% of the lot frontage, violating **DCP D4.1 Character as viewed from a public place**. A concrete path is proposed within the front building line adjacent to the driveway which is not permitted in accordance with **DCP D4.5 Front building line** as this only permits driveways, fences or retaining walls. Please see page 2 for measurements sketched over the site plan.

We would urge council to maintain the values that have been adopted within their planning scheme and reject this proposal as it is unsuitable for E4 zoning and disregards the ecological character that makes this area so special.

Thank you to those Council workers who have already not supported this development via their referral responses.

Kind regards,

Alison Hiscocks

