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To: DA Submission Mailbox
Subject: Online Submission

20/02/2025

MR Frank Coates
Kananook Ave Bayview - 4A Taminga ST
BAYVIEW NSW 2104
[REDACTED]

RE: DA2025/0055 - 4 Taminga Street BAYVIEW NSW 2104

Relevant Controls:

Pittwater Local Environmental Plan (PLEP) 2014, including Clause 4.3 for building height. Pittwater 21 Development Control Plan (PDCP) - C1.1 Landscaping; C1.5 for Visual Privacy; D4.6 Side and rear building line; D4.8 Building Envelope; D4.10 Landscaped Area; Clause B8.1 for site disturbance.

We object to the proposed development due to the following:

Clause 1.5 of the PDCP seeks to maintain visual privacy. New window W2.02 at new entry stair and new window W3.03 at the new landing overlook our private outdoor space and are located at 7.2m from the boundary.

This design results in significantly diminished amenity. These windows will look over our primary outdoor entertaining area adjacent to our swimming pool, eroding our sense of privacy, territory and safety.

Clause 4.3 of the PLEP controls the height of buildings. The maximum building height in this portion of Bayview is 8.5m. Height of the proposed building is up to 9.95m and exceeds the maximum permissible of 8.5m by 1.45m.

Clause D4.10 of the PDCP requires 60% of the site area to be landscaped. This proposal only achieves 50% landscaped area. This diminishes character of the locality; creates bulk and scale of the built form which is disproportionate with the landscaped area; vegetation and biodiversity is reduced; stormwater runoff is reduced, increasing risk of soil erosion and reducing natural drainage channels; diminishes rural and bushland character of the area; reduces infiltration of water to the water table. Furthermore, this proposal results in the removal of 14 trees, further diminishing the landscape.

Clause D4.6 of the PDCP requires side and rear building setbacks. The smallest setback permissible is 1m to only one of a property. The building proposed is within required 1m side setback. The proposed new garage will present a setback of 350mm from the rear boundary and therefore does not comply with the rear setback control. This results in a solid boundary wall and precludes any opportunity for a landscape buffer between properties.

Clause D4.8 of the PDCP controls building envelope and seeks to ensure that vegetation is retained and enhanced to visually reduce the built form. Furthermore, clause 6.5.3 of the PDCP seeks to achieve a built form softened and complemented by landscaping, where landscaping enhances habitat and amenity value. This proposal does the opposite by removing 14 trees, through the built form taking up 50% of the site area instead of the 40%

permissible and through the building height of 9.95m. This results in a building scale and density that diminishes the landscape and the spatial characteristics of the existing natural environment.

Clause B8.1 of the PDCP seeks to ensure that site disturbance is minimised, including through minimising excavation and landfill. It also seeks to ensure that excavation and landfill operations do not to cause damage on the development or adjoining property. In this instance, the 4.9m deep excavation hard against our property boundary, immediately adjacent to our swimming pool poses a significant risk. Our swimming pool is within the zone of influence of this excavation. The vibrations produced during the proposed excavation are a potential hazard. The proposed excavation is a potential hazard until retaining structures are in place. The vibrations produced during the proposed excavation for the garage are expected to impact on the surrounding structures. The proposed excavation for the garage poses the risk of rock collapse onto the worksite, impacting our neighbouring property and the NW common boundary wall/fence during the excavation process.