
From: [REDACTED] >
Sent: Monday, 21 February 2022 12:19 PM
To: Michael Regan <Michael.Regan@northernbeaches.nsw.gov.au>
Subject: Private and confidential DA 2021/1801 - 55 Woolgoolga St North Balgowlah

Dear Michael

DA2021/1801 -55 Woolgoolga Street, North Balgowlah NSW 2093

I wanted to raise concerns about a development application in North Balgowlah. My wife and I are not direct neighbours and have not been formally notified of this development application but other neighbours have now brought it to our attention. Whilst our property does not directly abut 55 Woolgoolga St in North Balgowlah, we will be directly impacted by storm water management [REDACTED]. We understand concerns need to be lodged by Monday February 21, 2022

[REDACTED]
[REDACTED]
[REDACTED]

Overdevelopment - excess building height, bulk & scale of proposed build.

This proposal does not appear to be in accordance with the Council Development Control Plan (DCP) and Local Environmental Plan (LEP) controls:

- the maximum building height is 8.5m, and the proposed building is 10.97 meters
- the maximum wall height is 7.2m, and the proposed building is 9.30 meters
- the maximum is 2 stories, and the proposed building is 4 stories

This development application should be amended to comply with Council's maximum building height, wall height and number of stories. The proposed building appears to be a substantial increase of current building height controls. The proposed is for 4 stories. We are concerned along with other residents of this area that this will set a precedent in the area for greater scale and bulk of development. This would not be in keeping with the residential nature of the area.

Management of Stormwater

[REDACTED], our property is already susceptible to stormwater and flooding as a result of the natural fall of the land. The significant increase to the building's built footprint, roof area and size of the proposed building may lead to increased storm water run off. The absorption pit/trench include in the development application does not appear adequate and able to manage the considerable stormwater run off and will directly impact our property.

Kind Regards

[REDACTED]