
From: Andrew Dawes
Sent: 23/11/2021 11:38:44 AM
To: Council Northernbeaches Mailbox
Subject: 55 Woolgoolga Street North Balgowlah

Council,

Re: Objection for DA2021/1801 - 55 Woolgoolga Street, North Balgowlah NSW 2093

We are the owners of 15 Urunga Street, North Balgowlah. We would like Council to refuse this DA proposal based on:

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

The proposal is not 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 = 10.97 meters
- the maximum wall height is 7.2m, and the proposed = 9.30 meters
- the maximum is 2 stories, and the proposed is 4 stories

We request that:

- the development complies with Council's maximum building height, wall height and stories as it is a substantial breach of the building height control and
- the established and native trees are retained on the property

The proposal would result in:

- excessive scale and bulk – The locality is predominately occupied by 1 and 2 storey detached dwelling houses in a well vegetated setting. The proposed is 4 stories so it would set a precedent in the area that all developments would be entitled to build that scale and bulk.

2. Management of Stormwater

We would like Council to refuse this DA proposal on the basis of the noneffective stormwater design and would seek them to consider other options including easements.

Our area is prone to stormwater and flooding issues and the proposed absorption pit/trench would result in excessive groundwater issues and redirection of water downstream and to unknown areas, the GeoTech report shows minimal appropriate testing. The new proposed build would be collecting substantially more stormwater and the design of the pit with its external retaining wall barrier would redirect water and seeping into downstream properties.

Various submissions of adjoining properties would look to consider an easement and we would

hope council follows it policy in ensuring that this avenue has been 'exhaustively investigated' Water Management for Development Policy 5.5.1.

3. Acoustics Report to be issued

Given the the scale of the proposed development and the multiple amenities on the building like lifts I was hoping to see an Acoustics Report, as required. Because of the nature of land and echoing.

We live in peaceful natural surrounds it would be ideal to see the noise effect this proposed development has.

We request Council ensures our concerns are addressed. We want to ensure there is:

- **appropriate height, bulk and scale and**
- **appropriate management of the stormwater**
- **a request for to an acoustics report**

I can be reached on [REDACTED]

Thank you
Andrew and Annie

Sent from my iPhone