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To: DA Submission Mailbox
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27/01/2023

MR Chris King
40 Beatrice ST
Balgowlah Heights NSW 2093
[REDACTED]

RE: DA2022/2269 - 36 Beatrice Street BALGOWLAH HEIGHTS NSW 2093

As a notified neighbour for DA2022/2269 at 36 Beatrice Street Balgowlah Heights please see below list of concerns regarding design as well as level of detail within their submission to fully comprehend the effects of the proposed development.

1) Site Survey: - Survey was dated 25 February 2014. Councils DA checklist states survey files must be within 24 months of submission. Submitted survey has no contours and makes it difficult to properly assess impact of proposal to height controls.

2) Construction Methodology Report: Construction proposes to maintain the northern elevation of existing house. The wall is presumably a double skin brick wall on strip footing. The 2014 survey file states the RL at base of wall is 78.85. The new basement which is against this wall is at RL 76.470. How does the proponent maintain this wall safely whilst undertaking over 2m of excavation in rock. We have concern for our fence, property and general safety as this adjoins our garage and downstairs living.

3) Architectural Design:

i. Site Analysis Plan: This is a site analysis plan in name only. It's a scoping document with no architectural analysis of the proposed development in its context. There is no documented consideration to views, adjoining land uses or other criteria required in this plan.

ii. Floor Plans:

1. no set out and dimensions shown for external windows and doors, nor RL's.

2. No building minimum setbacks shown. The non-compliant northern setback for proposed extension is a concern and we object to this proposal. Further there appears inconsistency in northern setback. Basement and GF show 1250mm, level 1 show 1300mm

3. No roof plan. This is a missing document which is needed to properly ascertain heights and setbacks. This is because in addition to the reduced northern setback, it appears to show roof eave protruding further than existing conditions. I note BASIX document for northern windows relies on min 600mm eave. This means their proposed roof at 8m above ground level is 600mm from our boundary. Another operational concern with this design is the type of guttering and location of downpipes. I note a general lack of maintenance at this house, when leaf litter builds up over the roof and block the gutters during heavy downpours, rain will overflow and spray onto our property.

iii. Elevations and Sections:

1. Need to clearly demonstrate proposed design against DCP/LEP height and setback controls including max wall and roof heights against natural ground level

2. Need windows and doors properly dimensioned on elevations

3. Elevations appear to show high bay windows. These aren't noted on drawings nor BASIX report

4. DWG 302 when scaled of west sectional detail 2, shows northern set back at 600mm at roof from boundary and wall height of 7.9m.

4) Excavation plan: significant excavation required to be undertaken to cut into the hill for new extension plus new basement underneath existing house. The volumes greatly exceed 10t referenced in the waste management plan (this equates to approx. 6m³ of excavated material). An excavation plan is required as the quantity will be significant and this has potential to cause damage to our home due to vibration.

5) Statement of Environmental Effects: This document glosses over non compliances in design in particular the northern side setback. The design is reliant on continuing the existing non-compliant setbacks and maximum permissible wall heights. If the existing wall is to be retained to protect this situation, the design mustn't continue on this plane for the extension. The SEE makes the statement "the existing two storey setback along the northern boundary does not meet the one-third criteria of the Manly DCP, it has no impact on shadows or loss of amenity." This is incorrect, most of our bedrooms and windows are along this elevation and as such we are reliant for solar access. For privacy and maximising solar access into our existing bedroom areas, a DCP compliant side setback is required. The proponent has made the decision to reduce their land width with the subdivision, we don't believe they can offset lost land width by reducing the building setbacks on the extension.

Overall we have no objection to the intent however the level of documentation presents concern from our perspective and we would appreciate an opportunity to review a complete, coordinated and compliant DA submission. Finally, if Council determines this application, we would appreciate the following conditions of consent:

- Pre and Post construction Dilapidation survey including neighbouring properties.
- during construction, scaffolding on Northern elevation to have construction screen mesh to protect our property from dust, swarf and privacy from construction workers.
- prior to occupancy, Works As Executed survey by registered surveyor against stamped approved plans.

Regards

Chris