
Sent: 16/07/2020 6:35:16 PM
Subject: DA2020/0702 9 Steinton Street

To Whom it May Concern

I have some concerns with this DA. In general what is proposed is great and will certainly allow the occupants to enjoy a much larger home. I really only have 1 objection and that is the height and scale and my comments following reflect this.

1. The *Heritage Impact Statement*, 3.4 states, *The streetscape is a haphazard mix of commercial and residential properties from the subdivision of the streets in the vicinity, which generally start around 1900.*

In actual fact, no. 9 Steinton is in a line of terrace dwellings with the dwellings being very similar to each other except for minor details such as paint colour. This is the streetscape which should be referred to and retained. Also this dwelling is in the *Pittwater Road Conservation Zone* which means there are rules which have to be adhered to.

2. In the *Statement of Environmental Effects*, page 15 it is stated that building height limit is 11m.

- This ruling does not mean that every dwelling in the Zone can be up to 11m in height - other factors have to be taken into account such as shadowing, heritage and streetscape.
- The proposed height is around 8.3m which is around 2.6m higher than 1 of the adjacent dwellings and around 1.7m higher than the other adjacent dwelling. I am not sure why the extra height is needed by the applicant. If the applicants are wanting 2 storeys they can easily do that but keep to the existing roof line heights of the dwellings that have already added a storey.
- The proposed height means that the dwelling will rise above the other 2 storey dwellings in the line of terraces and will be easily seen from the western side of Steinton Street.

3. The height of the proposed building would mean considerable shadowing issues for in particular 11 Steinton Street.

4. This development, if approved, would set a precedent and would allow all other single storey dwellings along Steinton Street to lodge DAs with comparable heights which would be in contravention of the intentions of the *Pittwater Road Conservation Zone*.

Regards
Julie Beagley