

From: Paul Masluk
Sent: 21/02/2022 1:52:24 PM
To: Nick Keeler
Cc: Council Northernbeaches Mailbox
Subject: Re: Objection for DA2021/1801 - 55 Woolgoolga Street, North Balgowlah

Dear Nick,

My wife and I are owners of the property at 10 Urunga Street, North Balgowlah.

Thank you for allowing us to lodge a further submission, please refer to our [original submission](#) that includes a number of non-compliant building concerns and please add the updated information below. As we ask council to refuse the current DA application.

1. Building

The amendments that have been made continue to not satisfy Councils controls and it also further encroaches on our loss of privacy and amenity with the new updated sections on the western boundary side with windows, balcony and living spaces overlooking our backyard, where as a family with young children we enjoy.

The building design fails;

- Wall and Building Height - The building continues to be significantly oversized with non-compliance heights of up to 27.8% over Councils WLEP compliance level
- Stories - I completely disagree with the town planner opinion the building will look like a 2 story form from our property and surrounding properties. We would desire a more sympathetic design.
- Scale and Bulk - the visual impact, loss of view, solar access and privacy - with these changes and additions will furthermore expose us to these concerns. I would like to see a more sympathetic design.

We have a sophisticated building and design industry and the property developer is easily able to adjust the design and building to conform with policy and be mindful of its neighbours. The property is poorly designed for the area, where there are no similar neighbouring properties that are near its 5 level living area design (including the pool area).

2. Stormwater Management

We continue to have serious concerns around the Stormwater Management and how procedures and recommendations have not been followed by the developer to ensure downstream properties are given the best possible outcome from the concentrated stormwater and its disbursement on our property.

We agree with Council and have indicated YES to the developer on a number of occasions that an Easement is the preferred option and have not rejected this and we would like Council to continue ensuring its procedures and recommendations are being followed through by the developer to support a better Stormwater Management solution.

Specifically;

- [The Water Management Policy](#) has not been followed, please see 5.1 and 5.5, which above all other things requires the developer to satisfy Council that a
- The [Councils Engineering Referral Response](#) dated 12 November 2021 and the updated [Councils Engineering Referral Response](#) dated 17 February 2022
- Also considering [The Stormwater Drainage From Low Level Properties Technical Specification](#), this again emphasises the requirement to follow guidelines
- We are also concerned with the new proposed designs and the proximity to our boundary including hard surfaces. This will cause disruption to the natural
- Given the new design has significant changes from the original design an updated GeoTech report would be desirable, given the original report has failing

In summary, re Stormwater we emphasise an Easement is the best alternative and we have agreed and have not rejected this. As a minimum we would like Council to follow its Engineering Referral Responses and also the Stormwater Management procedures/guidelines to ensure best outcome. In regards to the Building we would also ask council to followed procedures and guidelines and ensure that any potential build conforms to policy and is sympathetic to neighbours. As a minimum we would ask Council for the developer to submit redesigns to enable this, and we are happy to assist in any consultation process.

We thank you again and if you need to contact us, we can be reached on 0409 891 064.

Regards

Dr Carryn Masluk and Mr Paul Masluk
 10 Urunga Street, North Balgowlah

paul masluk managing director

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