
Sent: 9/11/2020 10:36:14 AM
Subject: DA2020/0432 - Moffat - Written submission in response to assessment report
Attachments: Moffat DDP - Bird wood Avenue - 9.11.20.pdf;

We refer to the development application assessment report in relation to the above DA. Please see the attached written submission in response to this. We request that the Development Determination Panel consider the attached written submission.

Regards
Ben Moffat & Mary-Frances Murphy
11 Brissenden Av, Collaroy

Northern Beaches Council

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9 November 2020

DA2020/0432

9-11 Birdwood Avenue Collaroy

Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision

Development Determination Panel (DDP) for determination on Wednesday, 11 November 2020 at 10.00am.

I ask Council [DDP] to consider further conditions to the proposed amendments contained within the recommendation:

Amendments to the approved plans

The following amendments are to be made to the approved plans:

A reduction of the upper ground floor level to be reduced from the proposed RL11.5 to RL 11.4 (reduction of 0.1m) and overall upper roof levels from RL15.4 to RL15.3 (reduction of 0.1m) and lower roof levels from RL14.55 to RL14.45 (reduction of 0.1m);

Comment:

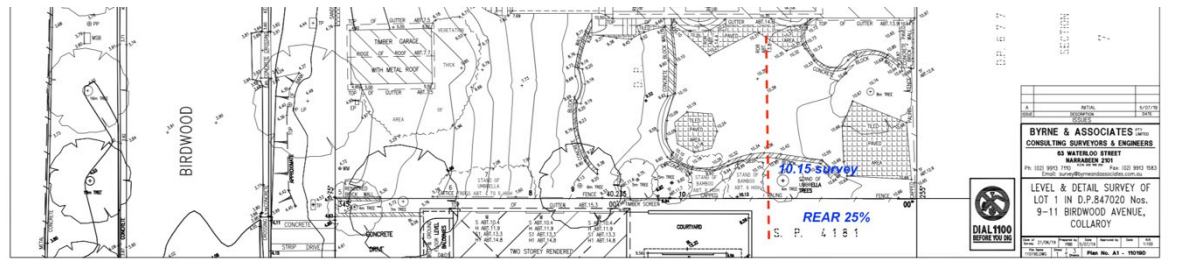
The SEPP HSPD 'Rear 25%' of the proposed development still represents a two-storey volume, as the floor below is still more than 1m above ground level existing.

SEPP control, Part 4 Division 40(c) of the SEPP that states: *"a building located in the rear 25% area of the site must not exceed 1 storey in height. "*

The proposed reduction to RL 11.40, is set against a surveyor's spot level to the western side at **10.15**. [see attached part survey]

To accord with the SEPP HSPD we ask for

"A reduction of the upper ground floor level to be reduced to **RL 11.15**, with the upper roof level to be no higher than **RL 14.15** and with no element of the roof to be above **RL 14.15**"



Reason: View Loss

Maximum fill of the rear ground level (rear boundary setback) of no more than 0.2m (RL10.9) this includes any retaining structures/walls (maximum RL10.9);

Swimming pool finished coping level (maximum of RL11.1);

The awnings located within the rear boundary setback area behind Units 3 & 4 are to be deleted and the roof alignment to be consistent with the main roofs (0.5m extension from the southern facade of the building);

Comment: I am concerned that the Pool Security Fence will be built on the boundary. Council have conditioned pool fences by setbacks of 2m to ensure that privacy trees can be planted on my property in the future.

I ask for an additional condition:

"The Pool Fence to have a rear setback of 2m"

Reason: Privacy & Landscape

Any Tristaniopsis laurina 'Luscious' tree is to be replaced with a native species from Council's Tree Guide (<https://www.northernbeaches.nsw.gov.au/environment/tree-management/tree-guide>) with no plant exceeding a maximum mature growth height of 6m in overall height above natural ground level.

Comment: I am concerned that trees are being proposed to be positioned within my viewing corridor of the ocean. I ask for a condition to ensure that:

"All landscape plant species to the southern and western setback zones be low species no higher than 2m at maturity."

Reason: View Loss

Ben William James Moffat 11 Brissenden Avenue COLLAROY NSW 2097