
Sent: 20/02/2021 11:32:04 AM
Subject: Urgent: Submission DDP
Attachments: DDP Anita.docx;

20 February 2021

Attached is a submission to the DDP.

Could you please forward this submission to all members of the DDP

If the DDP wish for an address to the DDP, please register that we are more than happy to do so, and to be dialled into the Panel if appropriate:

- Anita Christie [Owner]: 0413 805 572
- Bill Tulloch: 0490 757 344

S U B M I S S I O N : C H R I S T I E
a written submission by way of objection to DA 2020/1173

Anita Catherine & Brett David Christie
12 Ernest Street
Balgowlah Heights
NSW 2093

20 February 2021

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

Re:
14 Ernest Street Balgowlah Heights NSW 2093
DA 2020/1173

WRITTEN SUBMISSION: LETTER OF OBJECTION #2
Submission: Christie

We refer the Panel to our objection dated 1 October 2020.

We have read the Officer's Recommendation, and thank him for his input.

We ask DDP to accept all proposed conditions recommended by the Planning Officer. All the conditions recommended are very necessary to safeguard our amenity as noted within our objection.

We ask the DDP to consider one further matter regarding the proposed side setback at the upper level facing our property.

We are concerned to the non-compliant side setback that is in full view to the streetscape, our entry, and our front private open space. This non-compliant side setback also will be fully viewed from our rear private open space.

The non-compliant side setback will cause excessive visual bulk, loss of sunlight, and increase privacy concerns due to the non-compliant separation between the dwellings.

The Panel can easily assess from the photography within our Submission that both side neighbours to the subject site have generally compliant side setbacks to DCP controls, and considerably less bulk facing the boundary.

The Panel will also note that the non-compliant building height and wall height compounds these concerns.

In order to maintain a side setback that accords with the immediate dwellings, we simply ask:

The Eastern First Floor is to have a minimum side setback of 2.05m, with the Stair, Family Bathroom, and Bedroom 2 setback 2.05m to the eastern boundary.

Reason: Streetscape, Visual Bulk, Solar Loss, Privacy, Insufficient Separation, non-complaint side setback



For ease of reference, for the Panel, we attach the photography from our Submission that was found on pages 5, 6, 7



12 Ernest Street: Our property presents to the streetscape with a single storey, with the upper storey built within the roofscape, and restrained side setbacks.

We ask the DDP to consider this one additional condition to safeguard our amenity

Yours faithfully,

Anita Catherine & Brett David Christie
12 Ernest Street
Balgowlah Heights
NSW 2093