
Sent: 7/05/2021 2:56:06 PM

Subject: 17 Ernest Street Balgowlah Heights NSW 2093 DA 2021/0381 WRITTEN
SUBMISSION: LETTER OF OBJECTION Submission: Christie

Attachments: Christie 17 Ernest .docx;

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 2021/0381

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

4 May 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:
17 Ernest Street Balgowlah Heights NSW 2093
DA 2021/0381

WRITTEN SUBMISSION: LETTER OF OBJECTION
Submission: Christie

This document is a written submission by way of objection lodged under Section 4.15 of the EPAA 1979 [the EPA Act].

The proposed development is a clear case of overdevelopment, as represented by the main envelope controls:

- Height of Building 9.35m, **10%** non-compliance
- Western Side Setback **40%** non-compliance 2.45m control v 1.84m [first], 1.40m control v 0.99m [ground]
- Front Setback 3.25m, **50%** non-compliance
- FSR exceeds control: No GFA drawings.

We ask that the proposed development be reduced in bulk and scale to accord with the main envelope controls. We hope that these matters can be resolved by Amended Plan Submission.

The roof could be reduced by the consideration of a hipped roof to replace the gable ends that add considerable bulk to the streetscape, and are non-compliant in height.

We ask for a compliant front setback to align with both neighbours, with the proposed external stair and balcony entrance deleted, and with a new entrance at ground level existing, with the change of level, designed internally with a new internal stair within the proposed dwelling

We ask for compliant side setbacks, to ensure that a more modest amount of bulk is brought to the street frontage.

We ask for all trees in the front setback zone and in the street reserve to be fully preserved and protected.

We accord with the Submission by Dean and Penny Coulter at 15 Ernest Street in these respects.

Yours faithfully,

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