
Sent: 20/01/2021 9:42:23 PM
Subject: OBJECTION LETTER ATTACHED - DA DA2020/1549 - 1744 Pittwater Road, Bayview
Attachments: OBJECTION LETTER 2021.docx;

Attention: Jordan Davies,

Attached is objection letter due 20/1/21.

Kind regards,

Melissa Elmslie
1742 Pittwater Road
BAYVIEW. NSW 2104

PHONE: 0420305990

17 January 2021

Melissa Elmslie
1742 Pittwater Road,
Bayview. NSW 2104

Northern Beaches Council

Attention: Jordan Davies,

RE: DA2020/1549 application objection letter – 1744 Pittwater Road, Bayview

I wish to object to the proposed development DA2020/1549. – 1744 Pittwater Rd, Bayview. I reside in the adjoining property (eastern boundary).

I wish to object on the following grounds:

- 1) There is no landscape buffer on the adjacent boundary for proposed driveway between our property and their southern boundary to allow for privacy and noise screening. A landscape buffer would lessen the width of the driveway (currently only 3.5 metres wide) and will not be compliant.
- 2) Tree number 27 being a mature blue gum is incorrectly defined as medium significance. This tree is over 40 years of age and should be noted as a highly significant tree and is considered important for retention and should be retained and protected. It is noted in arborist report that the drive and building footprint of Lot 2 encroaches over 20% over the tree protection zone. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 Protection of trees on development sites.
- 3) No plans have been submitted for any proposed dwellings to Lot 1 & 2. We can only assume that future construction of properties will be designed and installed to maximum heights and setbacks hence we cannot properly assess the impact to our property's amenity including privacy, noise pollution, over shadowing and bulk and scale.
- 4) The actual width of battle-ax driveways in the adjacent properties in the Bayview waterfront ranges from 4 – 11 metres. (Providing significant land to landscape adjacent boundaries which is consistent to the character of the properties along Pittwater Road and the waterfront. The proposed driveway is 3.5 metres and has no boundary landscape buffer to protect our privacy, noise and light pollution.
- 5) Proposed Lot 2: 701sqm (excludes access handle and passing bay). Lot 1, does not comply with the minimum subdivision requirement of 700 metres being an area of 685sqm, not taking into account the further reduction in Lot 1 size by adding landscape buffer to driveway. (Minimum 500mm x 44 metres equates to 22sqm).
- 6) A compliant and workable turning circle for lot 2 is insufficient and ineffective. Noting non-compliance in regard to visitor parking. There is not enough space to park and access.
- 7) Amenity of our property will be profoundly impacted by overshadowing by lot 1 & lot 2. Our entire property will be overshadowed, our pool will have no sunshine. (Once more, because no proposed building plans have been supplied, we can assume that density will be pushed to maximum.

- 8) Amenity in regard to privacy. Two 2 story properties will overlook our yard and pool.
- 9) Amenity in regard to traffic on our northern boundary. No consideration has been taken to consider car lights and noise pollution directed into our yard.
- 10) This is not in keeping with any adjacent properties on the Pittwater Road waterfront. Smallest lot is 860sqm to over 3000sqm.
- 11) The proposed building envelope of Lot 2 is not in line with adjoining properties. There is an established building line between adjacent properties 1742 & 1746 Pittwater Road when viewed from the waterfront. The proposed Lot 2 envelope projects way passed this line resulting in loss of amenity, views, privacy from both adjoining properties and excessive bulk and scale out of character on the waterfront.
- 12) Gum tress (4) on our eastern boundary have a protected no build zone of 5 metres which has been intruded on.
- 13) The survey neglects to show lot 2 building line between 1742 Pittwater Road and 1748 Pittwater Road.

I find this development completely unacceptable and lacks any consideration of both adjoining properties. It doesn't meet subdivision minimum DCP requirements and is a case of completely overcrowding the land space. This is not in keeping and is out of character on the Pittwater foreshore and adjacent properties and will impact on the value of our property, set a precedence for over development in a truly spectacular waterfront position.

I'm disappointed that no consideration of our livelihood has been addressed and this is an issue of greedy over development.

Kind regards,

Mel Elmslie
0420305990