
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 23/01/2025 11:22:39 AM
To: DA Submission Mailbox
Subject: Online Submission

23/01/2025

MR Sean Keating
9 Lodge ST
Balgowlah NSW 2093

RE: DA2024/1731 - 28 Waratah Street BALGOWLAH NSW 2093

Dear Assessment Officer,

Please note that we originally developed this site around 2001/2002 and maximised the floor space ratio FSR of 0.6:1. Can you please double check the FSR in the proposed development "Statement of Environmental Effects" document.

The major issue with this proposal is the significant non-compliant issue with the rear setback. The rear setback of 2.203m is significantly not compliant with DCP 8m setback and will cause major privacy issues given there are windows in the proposed development with only a 2.203m rear setback.

The open space ratio of this proposal at 46.9% also doesn't meet the required 55%