
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 25/07/2023 7:00:42 PM
To: DA Submission Mailbox
Subject: Online Submission

25/07/2023

MS Beverly Gilby
989 Pittwater RD
Collaroy NSW 2097

RE: DA2023/0868 - 39 Hay Street COLLAROY NSW 2097

Dear Sir / Madam,

I object under Section 4.15 of the EPAA 1979 [the EPA Act] on the basis that the said DA fails to comply with the FSR development standard under the SEPP.

The proposals submitted cl 4.6 written request does not demonstrate compliance with the FSR development standard per LEP, nor does it provide adequate justification for its contravention. Further, the proposal is inconsistent with the objectives relating to FSR as set out in cl. 4.4 of LEP. Consequently, the proposed development creates unacceptable adverse visual privacy and engineering impacts, and does not minimise visual impacts in line with the desired future character of the area in terms of building bulk and scale.

The proposed development represents an overdevelopment of the site and an unbalanced range of amenity impacts (detailed below) that result in adverse impacts on my dwelling at 989, Pittwater Road Collaroy (hereinafter 'the impacted dwelling').

I strongly urge Council to REFUSE this proposal.

DETAIL

1. Unacceptable Adverse Visual Privacy Impacts

The proposal is contrary to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it will have unacceptable impacts upon the amenity of the impacted dwelling, specifically with regard to visual privacy. The Applicant has not provided an adequate Privacy Impact Analysis. The proposed development will result in unacceptable overlooking on to the impacted dwelling and its associated private open space, resulting in inconsistency with the provisions of the DCP and the objectives of the DCP.

2. Unacceptable Adverse Visual Bulk and Scale Impacts

The Applicant has not provided adequate montages from the impacted dwelling to assess the visual bulk assessment from the proposed non-compliant envelope. The proposal will have unacceptable visual bulk and scale impacts as it fails to comply with development standards set out in the LEP, resulting in a building which has unacceptable adverse impacts on neighbouring properties and the locality. The non-compliant building envelope will lead to

unacceptable visual bulk impact to neighbours.

3. Unacceptable Adverse Engineering Impacts: Overland Flow & Flood

The proposal is contrary to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to provide adequate flood protection. Excessive overland flood waters from the subject site on to the impacted dwelling occurs during heavy downpours. The Applicant has not completed an adequate Overland Flood Study.

Thank you.

Bev.