
From: Abby Kuys
Sent: 20/02/2022 11:33:03 PM
To: Nick Keeler
Cc: Council Northernbeaches Mailbox
Subject: Re: Objection for DA2021/1801 55 Woolgoolga Street, North Balgowlah

Hi Nick,

We are the owners of 13 Urunga Street, North Balgowlah and have just seen the revised plans of 55 Woolgoolga Street. We would like the Council to reject this DA proposal based on the following:

1. Excess bulk and building height

The proposal is not in accordance with the Council Development Control Plan (CDCP) and local Environmental Plan (LEP) controls. Specifically, the building is up to 2 meters higher than regulations, as well as the wall height and proposal of 4 stories are all far in excess of Councils maximum.

We request that Council ensures the developer conforms to the maximum building height, wall height and stories.

We do not think there are any reasonable grounds that this property should be allowed to be relieved of these rules, and hence set a further precedent in the neighbourhood for other properties who wish to go outside the set regulations.

2. Inadequate stormwater management design

The Council should refused this DA proposal on the basis of poor stormwater management design.

The Council has responded to the developer on a number of occasions to follow guidelines, most recently on 17th February 2022 via the Engineers Referral Response. We would like the Council to continue to ensure these guidelines are followed, with Councils preferred option of a piped / easement solution.

We are extremely concerned to the impact this has to neighbouring properties to 55 Woolgoolga, in addition to the impact this run off may have to the storm water pipe which also runs through our property.

3. removal of Trees

There are a number of mature and established trees on the property, particularly at the rear that are proposed to be removed. If removed, the visual impact of the large scale property will be in full view. Furthermore, their retention may assist with stormwater management.

For the above reasons we request the Council rejects the current DA application for 55 Woolgoolga Street. We want to ensure there is:

- appropriate height, bulk and scale
- effective, controlled stormwater management design; and

retention of existing trees

Please feel free to contact me on [REDACTED] if you wish to discuss further.

Kind regards,
Abby and Nick Kuys