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**Sent:** 23/11/2018 2:50:44 PM  
**Subject:** DA 2018/1776 33 Beatty St Balgowlah 2093  
**Attachments:** DA 2018 1776 33 Beatty St Balgowlah Hts .pdf;

Attention Adam Croft

Dear Adam please find enclosed concerns of this development

Yours sincerely

Trevor and Helen Scott  
4a Tutus Street  
Balgowlah Hts 2093

ph 0431099707

Northern Beaches Council  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Attention Adam Croft

RE : Development Application number DA 2018/1776  
33 Beatty Street  
Balgowlah Heights 2093

We have a number of concerns about this development.

1. The development proposal exceeds the FSR ratio by a massive 28.504 square meters. [See Section 4.1.5 [b] .

*"Floor Space Ratio 4.1.5[b]*

*The maximum permitted FSR prescribed to the site is 0.4:1  
33 Beatty Street, Balgowlah Heights*

*The site's total area equals 959m<sup>2</sup>. Therefore, the maximum permitted GFA is 383.6m<sup>2</sup>*

*The existing dwelling has a total GFA of 370.798m<sup>2</sup>. An additional 41.306m<sup>2</sup> is proposed through the alterations and additions sought at the site. As a result, the new total GFA is 412.104m<sup>2</sup>, which equates to an FSR of 0.4297:1. A variation of 28.504 m<sup>2</sup> is proposed."*

2. The maximum building height under the NSW building code is 8.5 m. This development has an existing ground level of the rumpus room at RL29.700. The proposed development bedroom 4 has a ceiling level of RL39.950 which is 10.250m. This is a significant 1.75 m higher than the housing code allows. [See fig 4 NSW Building Code] In fact the present building exceeds the building height by 0.43 M [existing first floor ceiling is RL 38.630 where the maximum allowed is 38.200]

3. The applicant has stated that his building has issues with dampness. This development appears to mask the problem rather than remediating the cause of the dampness. The bedroom that has the worse dampness



is proposed to be changed to an ensuite bathroom which would still have damp issues.

Our property which is at a higher elevation has a drainage and pumping system that pumps all our water further up uphill to Tutus Street. This system is regularly maintained at great expense by Malcolm Thompson Pumps P/L.

4. The proposal has suggested a solid paling fence. A solid fence would take valuable light from our lower floor bedroom. An open mesh fence is essential for light and air for this area of our home.

5. View sharing is an issue for 4a and 2 Tutus Street. [2 Tutus is not mentioned in the submission] It is only a few years ago when ours and our neighbours views were reduced by a development of 33 Beatty Street. We require a template to be erected to show the extent of this proposed new development.

Five abutting Properties 4, 4a & 2 Tutus Street, 31 and 35 Beatty Street would all be affected by this excessive development.

In essence, it seems to us that the real issue for this development is a water problem which is not being addressed.

In summary an excessive FSR, significant excess building height, reduction in aspects of five neighbours and views of 2 neighbours all add up to this to be an inappropriate development.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'T. A. Scott', written over a horizontal line.

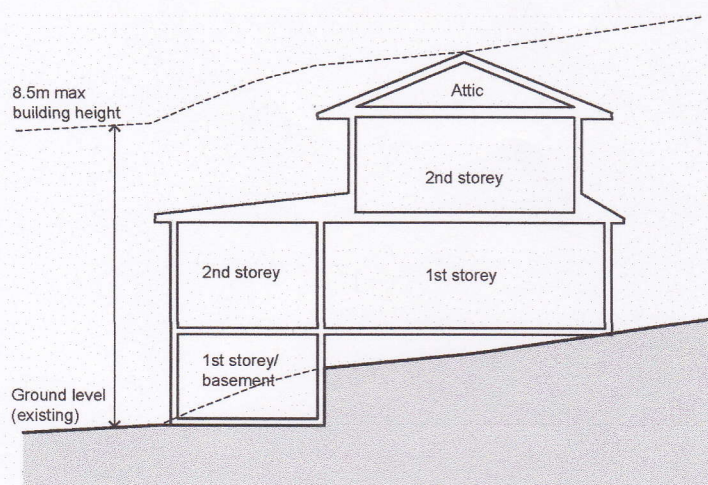
Trevor and Helen Scott



## Building Height

Under the Housing Code, the maximum allowable building height is 8.5m. A uniform approach to building height is applied within the Housing Code to provide clarity and consistency for houses.

The height of a dwelling house is measured from the existing ground level, which is the ground level of a site at any point, before any earthworks (excavation or fill) have taken place, as illustrated in Figure 2.



a dwelling house.

Figure 2: Measuring the height of