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To: DA Submission Mailbox
Subject: Online Submission

08/07/2025

MR Julien Prosser
- 45 Pozieres PDE
Allambie Heights NSW 2100
[REDACTED]

RE: DA2025/0678 - 439 Condamine Street ALLAMBIE HEIGHTS NSW 2100

Having reviewed the application, it is our view that the size and scale of this development is out of proportion for the suburb and existing neighbouring dwellings.
Specifically:

1. Height - the height of the proposed development is dominating compared to surrounding buildings. The standard height regulation is 8.5M, this is 9.5M. This height exemption is ambiguously addressed further down in the 'Statement of Environmental Effects'.
2. Density - the area is zoned as R2 - Low density residential. How is putting six dwellings where there was only one, low density?
3. Privacy - the rear dwellings of this development will also have unobstructed views directly into our back yard and rear living areas. Where we currently have privacy, we'll have none.
4. Traffic - there will be increased traffic flow on the northern section of Pozieres Pde as residents heading to the city will use the street as a loop around way of heading South. We are not anti-development, this one is clearly out of proportion for the existing neighbourhood.