
Sent: 12/02/2020 8:48:40 AM
Subject: Objection to DA2020/0005- 1744 Pittwater Road, Bayview,. (Sub Division of 1 lot into 2)
Attachments: DA 2020.005 Objection.pdf;

To: Northern Beaches Council,
Attn: Jordan Davies,
Re: DA 2020/0005 1744 Pittwater Road Bayview.

Please refer to attached objection to DA 2020/0005 for subdivision of 1744 Pittwater Road, Bayview.
Sorry re delay internet has been down in our area due to weekend storms.

Andrew Elmslie

10/2/20

Andrew & Melissa Elmslie
1742 Pittwater Road,
Bayview NSW 2104.

Northern Beaches Council
PO Box 82
Manly NSW 1655.

Attn: Jordan Davies,

Re: Development Application 2020/0005- 1744 Pittwater Road, Bayview.

My wife and I are the owners of 1742 Pittwater Road, Bayview adjacent to 1744 Pittwater Road, Bayview where a development application (DA2020-0005) has been lodged to apply for sub-division that we strongly object to for the following reasons.

Inadequate/ insufficient information

1. No arborist report provided addressing potential tree impacts on subject lot and our lot associated with the construction of the proposed driveway, turning areas and dwelling houses over significant tree protection zones.
2. No geotechnical report provided addressing land stability.
3. No traffic/ parking report addressing vehicular access and safety noting the driveway access handle exceeds 40 metres.
4. There are inconsistencies between the driveway plan/ car parking locations and the nominated building envelope for proposed Lot 2.
5. Concept dwelling house plans for both proposed lots that are mentioned on plans but not provided.
 - Due to the significant constraints associated with the foreshore building line and required tree protection zones (TPZ's) for trees on 1744 and our lot
 - The significant impacts likely to arise to neighbouring properties through the construction of the dwelling house on proposed lot 2 and having regard to the planning principle established in the matter of Parrott v Kiama [2004] NSWLEC 77 revised - 16/03/2004

Non-compliant subdivision lot sizes

1. The provision of the required passing bay will result in non-compliance with the minimum 700sqm lot size provision contained within Pittwater LEP 2014.
2. Proposed Lot 2 fails to comply with clause C4.7 of Pittwater 21 DCP in that the size of a battle-axe allotment shall be increased by 20% i.e minimum 840sqm.

Residential amenity impacts

1. No consideration has been given to potential residential amenity impacts associated with the future probable 2 storey dwellings in relation to view loss, privacy and solar access to our property.
2. No consideration in regards to provision for landscape screening between adjacent battle axe drive, passing areas and turning bays serving lot 2 and our shared boundary.

Please contact myself via email on andrew@northside if you require any further information in regards to our objection.

Regards,



Andrew @ Melissa Elmslie