
From: Lucy Morrison
Sent: 8/01/2024 9:11:27 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Development Application DA2023/0617 (revised) – Submission to Council
Attachments: Submission to Council DA2023 0617 (revised) Morrison.pdf;

Dear Ms Ryan,

Please find attached submission in relation to the revised development application 'DA2023/0617' lodged with the Northern Beaches Council on 16/11/2023.

Could you please confirm receipt of this email?

Yours Sincerely,

Lucy Morrison

Lucy Morrison
2/72B West Street
Balgowlah NSW 2093

8th January 2023

Claire Ryan
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099
council@northernbeaches.nsw.gov.au

Development Application DA2023/0617 – Submission to Council

Dear Ms Ryan,

I am writing to formally object to the amended development application DA2023/0617 as lodged on the 16th November 2023. The amended proposal fails to address key concerns raised following the original proposal and continues to violate key regulations as summarised in the *Design and Sustainability Advisory Panel Report - DA2023061*. In its current form, the development significantly infringes on the privacy of those in neighbouring properties and damages the culture and ambience of the area.

My key concerns include:

- Violation of zoning regulations
- Excessive density and overdevelopment
- Inadequate setbacks and invasion of privacy
- Environmental concerns
- Shared footpath access

These concerns are detailed in the following sections.

Violation of zoning regulations

Zoning regulations are essential for ensuring developments remain within reasonable bounds and fit with the character of the area. The floor space ratio (FSR) of the amended proposal of 0.82:1 grossly exceeds the prescribed limit of 0.5:1. Allowing such vast exceedance of the FSR limits would challenge the integrity of zoning regulations in the area and set a dangerous precedent for future development applications. The proposed building disregards community and environmental values around appropriate greenspace, and instead inflicts an out of proportion and visually imposing build on the surrounding area.

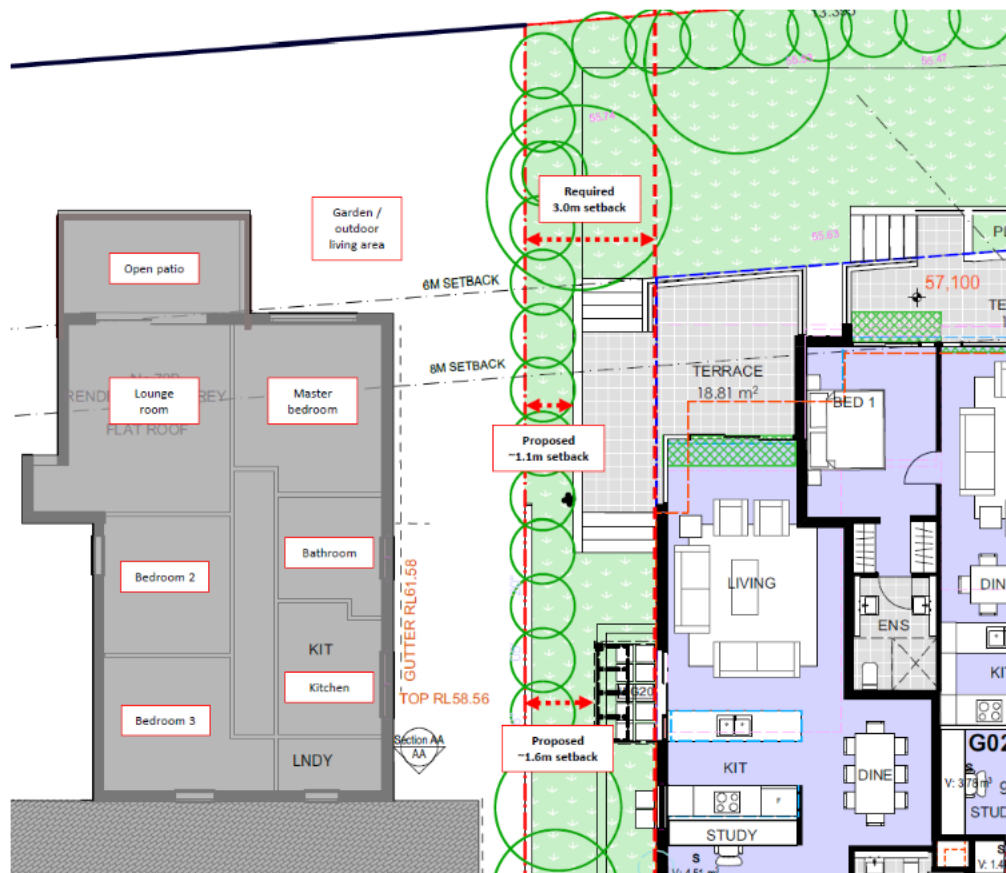
Excessive density and overdevelopment

The proposed site area per unit of 139sqm vastly exceeds the minimum density requirements of 300sqm per unit. The proposal greedily attempts to maximise the number of three-bedroom dwellings at the cost of overcrowding the area.

Inadequate setbacks and invasion of privacy

The amended proposal fails to address the lack of appropriate setbacks on the western boundary, providing an estimated setback of 1.1m instead of the 3 metres as required between the building and boundary (see Figure 1). As a result, the proposed development would significantly infringe on the visual and acoustic privacy of our eastern windows and private garden space (see Figure 2). The proposed Unit 101 is of particular concern, with its raised position and limited privacy screening allowing for residents to directly overlook our balcony and private garden space where we spend vast amounts of time with our toddler.

The proposal suggests landscaping to create a screen between the properties, but this will be compromised by lack of sunlight and space due to building overshadowing and lack of space. Overshadowing would also limit light access to our strata community garden which is positioned along the eastern border. I am also very concerned for the impact of the development of our neighbours at 72 West Street who would have floor to ceiling glass terraces overlooking their home and yard.



[Plans – Master Set – Amended 'Ground Floor Plan' p.3 with annotations]

Figure 1. Inadequate setbacks along western boundary

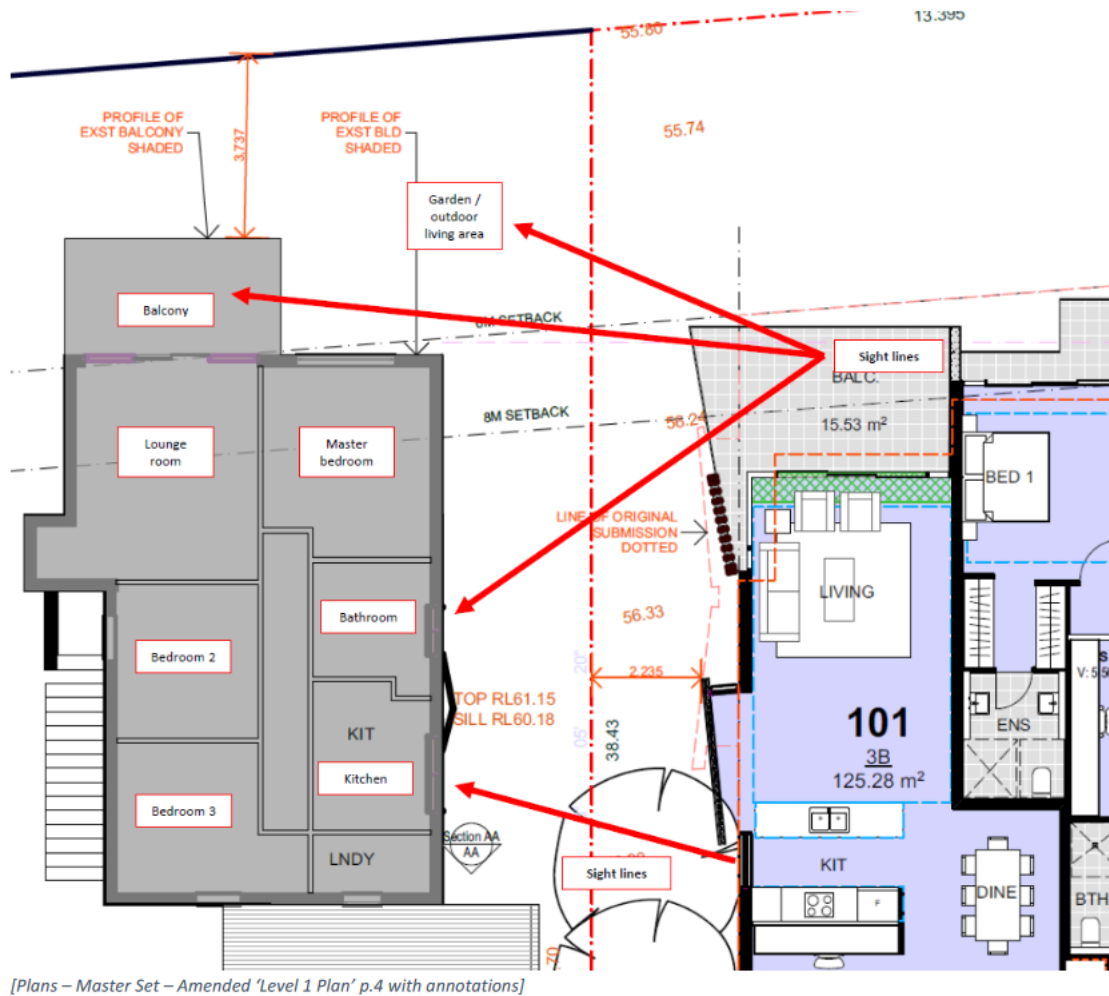


Figure 2. Sight lines to 2/72B West Street, Balgowlah

Environmental concerns

The proposed development disregards environmental values around appropriate greenspace and instead threatens the removal of mature trees and established habitats. Despite planning controls specifying 55% open space, the proposed development only provides 40% open space. This proposal disregards the leafy atmosphere of the area as well as highly established research on the importance of greenspace for the wellbeing of individuals and the community. Furthermore, the development threatens to disrupt the public green corridor along Sydney Road which is thickly populated by mature eucalypt trees and other native plants indigenous to the area, and is home to diverse species of birds and other wildlife including a family of ringtail possums.

Shared footpath access

The shared footpath along the front of the property is crucial for providing the community with an accessible route along the ridgeline to Balgowlah shops, local daycares, schools and other services. We are one of many families who rely on this pram friendly route to access Balgowlah shops and services on a daily basis. The walkway is a frequent thoroughfare for community members including young families (prams and children on bikes) and the elderly. The proposed development includes 11

car spaces, which would result in a 275% increase in traffic across the shared footpath. If this section of walkway is compromised due to reduced safety and/or well as closures during the development period, community residents will be left without an accessible alternative. Detours would either involve negotiating several road crossings and a steep decent/accent to travel via Lombard Street, or a four block detour to access to the traffic lights at the crossroads of Sydney Road and Wanganella Street (see Figure 3).

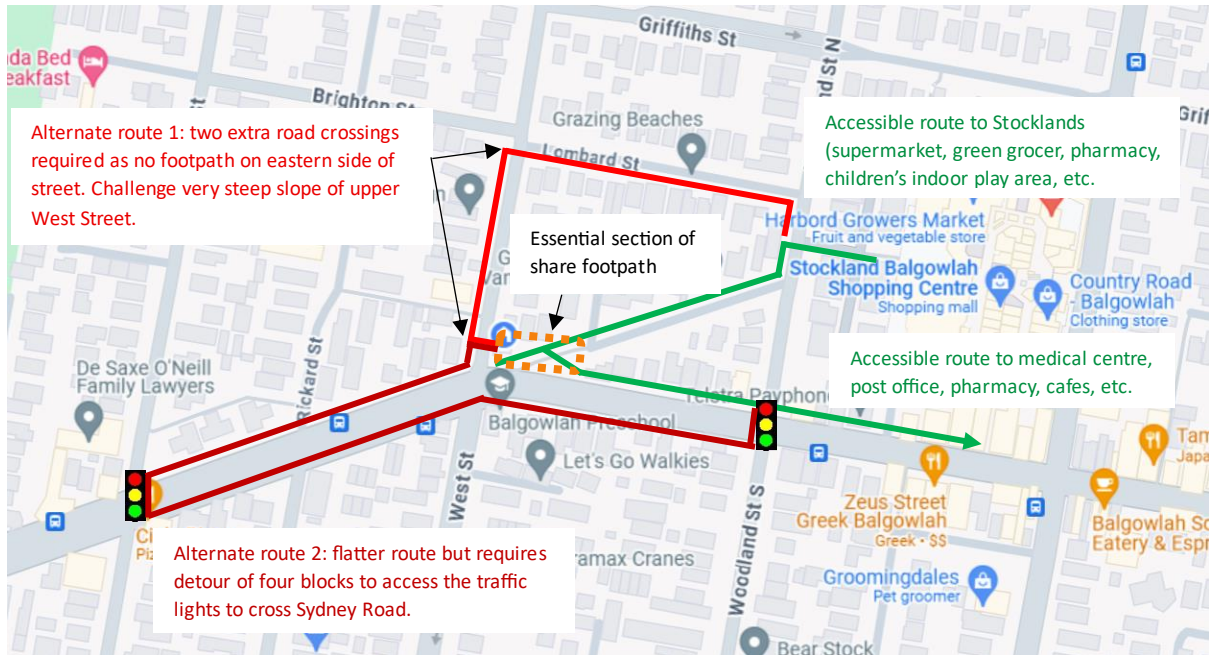


Figure 3. Shared footpath is essential for accessible route to Balgowlah shops and services

In conclusion, I urge the council to reject the amended proposal in its current form as it is repeatedly non-compliant with regulations and does not respect surrounding neighbours, local community and environment. Thank you for your consideration.

Yours sincerely,

Lucy Morrison