
Sent: 9/11/2020 4:29:47 PM
Subject: Submission to the DDP - DA2020/0432
Attachments: Corben DDP.pdf;

We refer to the Development Application Assessment report in relation to DA2020/0432 at 9-11 Birdwood Ave, Collaroy.

Please see the attached written submission in response to the report. We request that the Development Determination Panel consider the attached written submission.

Regards

Ross & Robbie Corben
9 Brissenden Ave
Collaroy NSW 2097

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9th November 2020

Northern Beaches Council

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DA2020/0432

9-11 Birdwood Avenue Collaroy

Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision

Development Determination Panel (DDP) for determination on Wednesday, 11 November 2020 at 10.00am.

We ask the Council [DDP] to consider further conditions to the proposed amendments contained within the Development Application Assessment Report (DAAR).

We request for the following amendments to be made to the proposed plans:

DAAR recommendation:

"A reduction of the upper ground floor level to be reduced from the proposed RL11.5 to RL11.4 (reduction of 0.1m) and overall upper roof levels from RL15.4 to RL15.3 (reduction of 0.1m) and lower roof levels from RL14.55 to RL14.45 (reduction of 0.1m); "

Our comment:

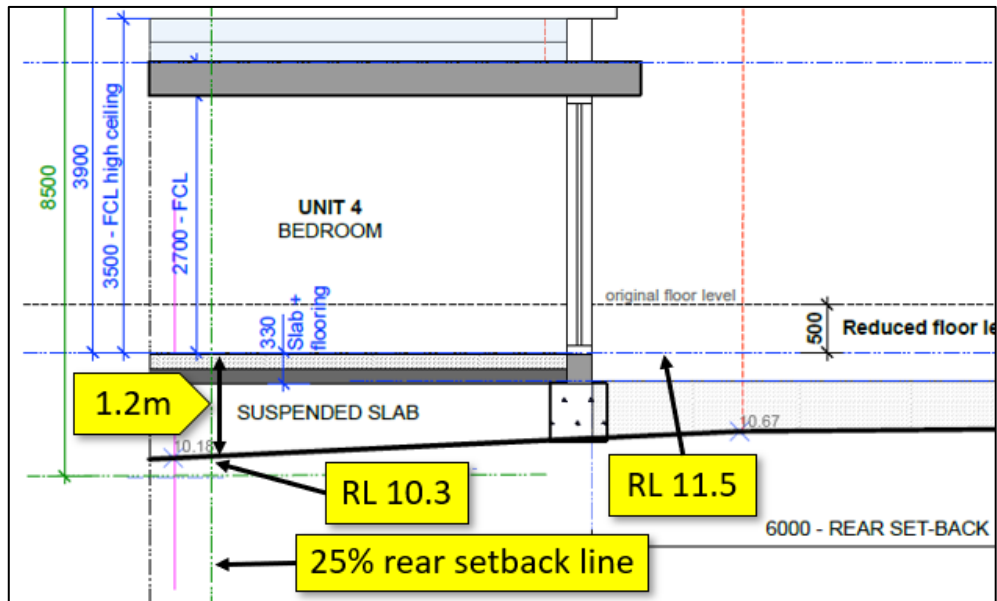
The SEPP (Housing for Seniors or People with a Disability) "Rear 25%" of the proposed development still represents a two-storey volume, as the floor below is still more than 1m above the existing ground level at the 25% rear setback line.

SEPP control, Chapter 3, Part 4, Division 1, Clause 40(c) states: *"a building located in the rear 25% area of the site must not exceed 1 storey in height."*

The proposed reduction by 0.1m from RL 11.5 to RL 11.4, is set against the elevation at the 25% rear setback line shown on the Applicant's section plan (DA.20) as approximately RL 10.3 (highlighted in the diagram on the next page) which is 1.2m below the upper ground floor height of RL 11.5.

To accord with the SEPP (Housing for Seniors or People with a Disability) we ask for:

A reduction of the upper ground floor level to be reduced by 0.3m from RL 11.5 to RL 11.2 making it 0.9m above natural ground level (RL 10.3) and hence will not be calculated as a storey and demonstrate compliance with SEPP, with the overall roof levels reduced from RL 15.4 to RL 15.1 (reduction of 0.3m) and lower roof level from RL 14.55 to RL 14.25 (reduction of 0.3m).



DAAR recommendation: “Maximum fill of the rear ground level (rear boundary setback) of no more than 0.2m (RL 10.9) this includes any retaining structures/walls (maximum RL 10.9);”

Our comment: We are still very concerned that the Applicant proposes to artificially raise the ground level by positioning “fill” up against our property boundary so it is higher than our ground level which could affect the natural surface runoff as well as requiring the construction of a retaining wall along our property boundary. We appreciate the recommendation to reduce the amended level by 0.3m but do not understand why it cannot be reduced a further 0.2m to the existing ground level.

We request that the original ground surface be retained along our property boundary and no retaining wall to be built.

DAAR recommendation: “Any *Tristaniopsis laurina* 'Luscious' tree is to be replaced with a native species from Council's Tree Guide (<https://www.northernbeaches.nsw.gov.au/environment/tree-management/tree-guide>) with no plant exceeding a maximum mature growth height of 6m in overall height above natural ground level.”

Our comment: We are concerned that trees are proposed to be positioned along our northern property boundary that can grow significantly higher than the overall height of the development. Also, on the landscaping plan (LALP103/E), the trees are located very close to the boundary and are shown to be overhanging our backyard by over a metre. A 6m high tree planted on the proposed rear garden level at RL 11.2 could result in a tree height of RL 17.2, some 1.8m higher than the overall roof level at RL 15.4 and 2.65m higher than the lower roof level of RL 14.55. We ask for a condition to ensure that:

All landscape plant species to the southern and western setback zones be low species no higher than 4m at maturity that will not obscure any views and not overhang our backyard.

Apart from these issues, we think that the plans look great and the development has been well designed to blend into the local environment and will add value to our community.

Ross & Robbie Corben – 9 Brissenden Ave, Collaroy NSW 2097