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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 26/06/2022 9:58:25 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

26/06/2022

MRS Nicola Mitchell  
4 Birrima ST  
NORTH BALGOWLAH NSW 2093

**RE: DA2022/0884 - 21 Condover Street NORTH BALGOWLAH NSW 2093**

Dear Sir/Madam,

We object to the proposed development breaching the council's DCP side setback and height requirements.

No reason for the breaching of the side back is given and no measures proposed to mitigate its impact. We value our privacy and do not agree to it being compromised. The impact of the breach will be even more pronounced when we extend our house towards this boundary.

Similarly, the proposed design will overlook our property and impinge upon our privacy, and compromise our peaceful enjoyment due to increased noise.

The applicants' Statement of Environmental Effects asserts that the proposed height variation to the DCP will not detrimentally impact our amenity due to, inter alia, the "more than adequate" side setbacks (see the bottom of page 19 and following). Given the side backs breach the DCP requirements and hence are less than adequate, this justification is wholly without merit.

We also note that the applicants have decided to not reduce the height because it may "detrimentally impact the amenity of the development" (see page 21). It appears the applicants have placed their amenity above those of their neighbours or ensuring compliance with the relevant development guidelines.