

---

**Sent:** 10/02/2021 9:07:52 PM  
**Subject:** Online Submission

10/02/2021

Select... Mark and Ann Stewart  
7 Jamieson PDE  
Collaroy NSW 2097  
markstewart1111@gmail.com

**RE: DA2021/0006 - 10 Jamieson Parade COLLAROY NSW 2097**

We object to the proposed development in its current form on the basis of non-compliance with Council planning rules regarding total building height, bulk of building, side boundary envelope and front boundary setback.

Planning rule objectives have not been met as the proposed development will visually dominate its surrounds by virtue of its height and bulk and will have a major visual impact when viewed from adjoining properties and the street.

The continuous wall planes, height, bulkiness of the building and reduced front boundary setback are out of character with the streetscape - approx. 30% of dwelling houses in Jamieson Parade from cross streets Anzac Avenue to Ocean Grove are single storey dwellings and most others have articulated walls to reduce the bulkiness.

The proposed development does not maintain the visual continuity and pattern of buildings and does not protect and enhance the visual quality of the Jamieson Parade streetscape. Jamieson Parade is characterised by many smaller scale dwellings all possessing a similar setback fronting Jamieson Parade.

There will be a negative impact upon all adjoining and nearby properties in regards to loss of privacy by way of sight and noise due to the proposed 2 storey open decking within the front setback.

In conclusion as this proposed development is non-compliant and does not meet Council planning rule objectives, we request that it is brought into alignment with the current planning rules.