
Sent: 10/06/2021 8:36:58 PM
Subject: Online Submission

10/06/2021

MR Darryn Lang
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RE: DA2021/0624 - 22 Marmora Street FRESHWATER NSW 2096

Dear Sir/Madam,

I formally would like to take this opportunity to raise a number of concerns in respect to the above Development Application, and in particular the non-compliance of B5 Side Boundary Setbacks of the proposed studio to the rear of the site, and the proposed carport on the eastern boundary.

It is very evident after viewing the proposed plans of the development that the non-compliance of minimum setbacks on the Eastern boundary of the proposed garage and overhang clearly encroaches over and into adjoining neighbouring properties which is a gross acquisition of land entitlement and is a major non compliance of the Warringah DCP (minimum side boundary setbacks 900mm) and the Building Code of Australia.

The proposed studio to the rear of the site and wishing to be built on the rear and side boundaries certainly has an impact on neighbouring properties due to the rise of the land at the rear of the premises, and would be most intrusive, and again is a major non compliance of the Warringah DCP (minimum side boundary setbacks 900mm) and the Building Code of Australia.

I also have a major concern in respect to stormwater management and in particular that of the hard stand surface area of the carport/driveway and that the water is contained on their property and not diverted in any way onto our property as we are at a lower point than the proposed development, this surface water must be contained effectively to eliminate any future issues.

I note that the Architect makes comment in the Statement of Environmental Effects that Stormwater will have minimal environmental impact, well she doesn't live in the area and is not privy to some of the stormwater issues we have had over the past few years at the lower level of the subject property.

I trust that Council will take due consideration of the issues raised, and will have the Development comply with the Planning Instruments of Northern Beaches Council.

Regards
Darryn Lang