
Sent: 29/05/2020 2:08:43 PM
Subject: DA2020/0432 Lot 1 DP 847020 9-11 Birdwood Ave Collaroy additional submission
Attachments: brookes unit 4 7 brissenden ave.pdf;

Hi Council

Please note the PDF document attached which is addition to our previous comments on the trees, fence and lighting. We also support the comments and submission (which covers the same issues to our property) made by 9 Brissenden Ave.

thank you
Geoff and Robyn Brookes

unit 4 7 Brissenden ave collaroy

Email sent using Optus Webmail

**Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099**

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

**Re:
9-11 Birdwood Avenue Collaroy
DA 2020/0432**

WRITTEN SUBMISSION: LETTER OF OBJECTION

I object to the above DA on View Loss grounds.

I refer to my neighbours at 11 Brissenden Avenue Collaroy
Written Submission of 26 May, 2020 which I fully support.

My amenity losses are directly attributable to non-compliance of the main SEPP control, Part 4 Division 40(c) of the SEPP that states:

“a building located in the rear 25% area of the site must not exceed 1 storey in height. “

The height of the building is double the height within the SEPP controls to the rear of the subject site.

In the normal sense, a ‘1 storey in height’ residential envelope would be a 2.7m ceiling height, and in this case, a low-pitched roof, giving a 1 storey height of **3.1m** in overall height above existing ground levels.

What the Applicant has done, is to artificially ‘fill’ the rear boundary zones to raise the ground levels from c. RL 10.3 to RL 12.4, equating to over 2.1m of artificial ‘fill’, or more in some locations.

The Applicant has then added a building 4m in height on top of that raised level.

east and south west – some 3m higher than it should be, to
accord with Part 4 Division 14(c) of the SEPP.

The overall combined effect caused by the non-compliance
leads to a considerable unreasonable View Loss

Yours faithfully,

Name Robyn & Geoff Brookes

Address 4/7 Brissenden Ave
Collaroy 2097

RABrookes.

Geoff Brookes

(note comment made tree heights, fence, lighting)