
Sent: 23/10/2020 1:12:05 PM
Subject: Online Submission

23/10/2020

MRS Elizabeth Lewis
60 Tango AVE
Dee Why NSW
elizabeth-lewis@bigpond.com

RE: Mod2020/0488 - 14 Patey Street DEE WHY NSW 2099

Alan & Elizabeth Lewis
12 Patey Street
Dee Why NSW 2099

Northern Beaches Council
General Manager
725 Pittwater Road,
Dee Why NSW 2099

To: Anne-Marie Young

Dear Marie,

RE: Objection to Development Application MOD2020/0488

We strongly object to the proposed Alterations & Addition to Delmar Private Hospital on the following grounds:

- Bulk & Height of the development

The development is an extremely large scale and does not fit within the suburban environment in which it is located. The building will be of a large scale which will provide a negative visual impact on the surrounding area that does not meet the characteristics and requirements of R2 Low Density Residential zoning in which it is located.

Previous objections were raised in relation to the bulk and height of building however approval was still granted. It is noted in the design that the services were required to be located within the building line however this has been disregarded. You cannot design and construct this building without prior knowledge of the construction of the plant as is currently constructed on the roof, this is complete disregard for the consent approval and not in accordance with the provisions of the Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulations 2000.

It is noted that the previous Statement of Environmental Effects prepared by Boston Blyth Fleming Town Planners dated July 2016, notes that the building height is a non-compliance in accordance with Warringah Council LEP & DCP. The report attempts to justify the increase by detailing that it only exceeds the height on the Patey Street elevation of the development and not on Quirk Street. It is now noted that this statement is incorrect and not valid as per the original approval as the height is exceeded on Quirk Street.

- Form of Approval

As per the provisions Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulations 2000, as the works have been constructed, the form of approval for the works is a Building Information Certificate issued by Council.

It is noted that should the development consent be approved for the proposed modifications, certification from the appointed private certifier cannot be issued without breaching the provisions of the Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulations 2000.

It is noted that that an application for a Building Information Certificate was BC2020/0065 was submitted as provided however after several attempts to obtain information to the status of this application from Council, this has still not been provided.

As the works have been completed, it is noted that the modification should not be approved and the works will be required to be addressed via Building Information Certificate. Should the modification be approved, it is noted that it is the requirement from Council to investigate the issuance of a Construction certificate to incorporate the works and to also report the accredited certifier to the Building Professionals Board as they are aware of the works that have already been completed.

As per discussion with the previous accredited certifier Alex Mullion, he was withdrawn from his role of PCA due to the developer requesting him to provide certification for illegal works.

- Use of Premises

It is noted that the development continually breaches the current consent conditions relating to the site without any sanctioning. Furthermore it is noted by the depth of the carpark currently under construction that future works are proposed for the hospital to expand, this will again increase the bulk of the building which is located within R2 Low Density Residential zoning.

The complete disregard to construct the building in accordance with the approved plans is another example of the operation and intention of the premises.

Regards,

Alan & Elizabeth Lewis