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Sent: 11/07/2025 12:04:35 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

11/07/2025

MR Michael Dotch
43 Pozieres PDE
Allambie Heights NSW 2100
[REDACTED]

RE: DA2025/0678 - 439 Condamine Street ALLAMBIE HEIGHTS NSW 2100

Dear General Manager,

I am writing to formally object to Development Application DA2025/0678 concerning the proposed development at 439 Condamine Street, Allambie Heights. As the owner of the adjacent property, 43 Pozieres Parade, I have serious concerns regarding several aspects of the proposed development and wish to raise the following points for your urgent attention:

1. Incorrect Plans and Misrepresentation of Existing Structures

The submitted plans for this DA contain critical inaccuracies relating to my property. Specifically, the structure referred to as an "outbuilding" on my lot is, in fact, a fully integrated part of my main residence and is physically connected to the main house, which has also been shortened in the diagrams. This mislabelling distorts the assessment of the development's impact, particularly concerning overshadowing and solar access. The shading diagrams presented in the application are based on an incorrect assumption that the structure is a detached outbuilding, rather than a habitable living space. As a result, the documentation underestimates the level of shading that will fall on my home. This has serious implications for the solar efficiency of my property, especially in terms of natural light access and the performance of existing solar panels on the roof. A structure of this proposed height and massing-at 9.5 metres across three storeys-will cast significant additional shadow over my property during peak sunlight hours. This will not only reduce passive heating and natural lighting within my living spaces but also substantially impair the generation capacity of my rooftop solar system, undermining both the environmental and financial benefits I rely on. These misrepresentations must be corrected, and a revised assessment of overshadowing and solar impact should be carried out based on the actual configuration of my home.

2. Excessive Size and Scale of the Development

The proposed building height of 9.5 metres over three storeys is excessive and not in keeping with the scale and character of the surrounding low-density residential area. Additionally, the proposed six-unit development is an overdevelopment of the site, placing undue strain on the area's infrastructure. Setbacks and boundary distances also appear to be minimal, further intensifying the development's footprint and overshadowing concerns.

3. Privacy Concerns

The design and positioning of the rear dwellings would result in direct lines of sight into the backyard and rear-facing rooms of my property. This severely compromises the privacy of my home and outdoor space, and would negatively affect the quality of life for myself and my family.

4. Traffic and Safety Impact

Pozieres Parade is already experiencing increased through-traffic as it is commonly used as a loop route for commuters heading to and from the city. A development of this scale will exacerbate congestion, increase noise, and heighten safety risks for residents and pedestrians, particularly children in the area.

In summary, the inaccuracies in the plans, the scale and intensity of the proposal, the serious privacy intrusion, and the anticipated traffic impacts together make this development unsuitable for the site and neighbourhood. I respectfully urge Council to reject DA2025/0678 in its current form.

Thank you for your attention to this matter.

Yours sincerely,

Michael Dotch

Owner, 43 Pozieres Parade
Allambie Heights NSW 2100