
Sent: 29/05/2020 1:41:38 PM
Subject: Re 9-11 Birdwood Ave Collaroy, DA2020/0432
Attachments: Birdwood_Submission_letter.pdf;

Dear Chief Executive Officer

Please see the attached letter.

Regards

Ross & Robbie Corben
9 Brissenden Ave
Collaroy NSW 2097

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

We object to the above DA on View Loss grounds.

We refer to our neighbours at 11 Brissenden Avenue Collaroy Written Submission of 26 May, 2020 which we fully support.

Our 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.

This then delivers a building located in the rear area of the site c. **6.1m** in height above existing ground levels, at the south-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,



Ross & Robbie Corben
9 Brissenden Ave
Collaroy NSW 2097