
Sent: 21/02/2024 5:15:15 PM
Subject: Submission DA 2023-1832 5 Portions Lovett Bay
Attachments: Submission DA 2023-1832 5 Portions Lovett Bay.pdf;

For the attention of Assessing Officer, DA2023/1832.

Please find the PDF attached.

PO Box 364,
CHURCH POINT 2105

Northern Beaches Council

BY EMAIL.

Dear Sir,

Re : DA 2023/1832 5 Portions Lovett Bay NSW 2105

I am a long-time resident of Morning Bay and recently became aware of this development application. With apology for late submission, please consider the following during your assessment.

Size of Proposal

Regardless of design merit, it is disappointing that the applicants seek to have such wide built forms dominate this site.

In the bays, block width of 20m is usual. As far as I can see, this site is more than approx 41m in width. The proposed buildings including house, tower and link decking spread over more than 33m in width. Too wide. Too dominant. Not in keeping with desired nature of development in the locality.

3 Story Tower

The local LEP and DCP limit residences to 2 stories and an overall height limit. Although it does not exceed height limit the proposed tower is 3 stories which, if approved, sets a most undesirable precedent for offshore property development. Furthermore, the tower is part of a residential application and should surely be subject to the 2 story limit.

Effluent Management

As proposed the effluent management area ie septic trenches are overshadowed most of the time when with better positioning would have better solar access. The EMA does seem to be unreasonably close to the downhill neighbouring properties with attendant seepage risk. It also seems unreasonably close to the house.

Water Management

There is reference to "Concept Stormwater Management" on Plan LB4 2/2, but I've been unable to locate a water management report without which the application is incomplete.

Surprisingly there is a Water Management Referral Response supporting water management without a water management report.

The Water Management Referral Response by Stephanie Gelder states “The site is not connected to a public stormwater system. *Instead, all roof water will be captured and directed to rainwater tanks*, with runoff from all other surfaces managed to infiltrate into the soil. No objections regarding water management.”

When rainwater tanks are full they overflow. In wet periods this can add significant volume in addition to the water runoff from “all other surfaces”. The proper management of excess overflow and discharge is important to the downhill properties and needs a plan.

Kind regards,

Jane Jobson

Morning Bay