

Northern Beaches Council

council@northernbeaches.nsw.gov.au

RE:

1 Tabalum Road, Balgowlah Heights 2093

DA 2019/1180

LETTER OF OBJECTION

Dear Sir,

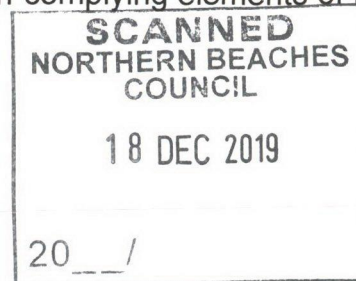
We write to object to the above DA.

We object to the overdevelopment of this site, in particular:

- Building Height: >26% non-compliance [10.7m v 8.5m]
- Wall Height: >53% non-compliance [10.4m v 7.0m]
- Number of Storeys: >100% non-compliance [4 v 2]
- Rear Setback of 5.6m high deck [6 Cutler]: >87%: 1m setback v 8m setback
- Side Setback [#3 Tabalum]: >32% non-compliance [2.25m v 3.1m]
- Front Setback [Tabalum]: >23% non-compliance [5.38m v 7m]
- Front Setback [Cutler]: > 40% non-compliance [2.035m v 3.4m]
- FSR: >5%++ non-compliance [0.423++ v 0.4]
- Pool: Height>460% non-compliance [5.6m high above NGL v 1.0m],
- Pool Setback >460% non-compliance [5.6m v 1.0m]
- Pool Front Setback: >72% non-compliance [1.7m front setback v 6.0m],
- 6m deep basements

This will lead to:

- **Very poor Streetscape outcomes.** 5.6m wall heights to the pool and garage structure facing Cutler Road. Visual Bulk caused by excessive non-compliant building height and setbacks for the dwelling, non-compliant garage, non-compliant pool;
- **Unreasonable Height, Bulk & Scale, with significant overdevelopment of the site.** The streetscape, view sharing, privacy and overshadowing impacts are not consistent with the impacts that would be reasonably expected under the controls.
- **General Impact.** The proposals do not comply with planning controls, and the impact is due directly to the non-complying elements of the proposal.



We are also very concerned to the **amenity losses to the neighbours** by non-compliant development, including view loss, privacy, overshadowing, and excessive vibration risk, and we are very concerned how this may set a very poor precedent for the area, for approval of considerable non-compliant developments of new build developments.

We are also concerned on possible under provision of standards regarding the **bushfire control**, and support a review by NSW RFS.

No environmental planning grounds exist to justify contravening the planning control standards of MLEP & MDCP.

This is a **new build development** and therefore there is absolutely no reason, unique or otherwise, that justifies the contravention of planning controls. There is no basis upon which any variation can be granted.

We urge the Council to request that the Applicant submit **Amended Plans** to deal with all the issues raised by the immediate neighbours, and to deliver a fully compliant development according to the MLEP & MDCP planning controls.

If the substitution of amended plans is not undertaken by the Applicant, then Council will have no other option than to refuse this DA.

Yours faithfully



Name:

Carolyn Punshon

Address:

13 Tabalum Road, Balgondah Heights

Signature:



Date:

12/12/19