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**From:** Christine Cross  
**Sent:** 27/02/2024 8:51:28 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED DA2024/0077 85 Griffith Street, Balgowlah Attention Anaii Sarkissian  
**Attachments:** DA2024\_0077 submission 27 Feb 2024.pdf;

Attached please find our submission in relation to DA2024/0077 - 85 Griffiths Street, Balgowlah.

Regards  
Christine Cross  
83 Griffiths Street  
BALGOWLAH NSW 2093  


Christine Cross & Toby Bott  
83 Griffiths Street  
BALGOWLAH NSW 2093  
Telephone: [REDACTED]

27 February 2024

Northern Beaches Council

By email: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Attention: Anais Sarkissian

Dear Ms Sarkissian,

**Submission to Application No. DA 2024/0077  
85 Griffiths Street, Balgowlah**

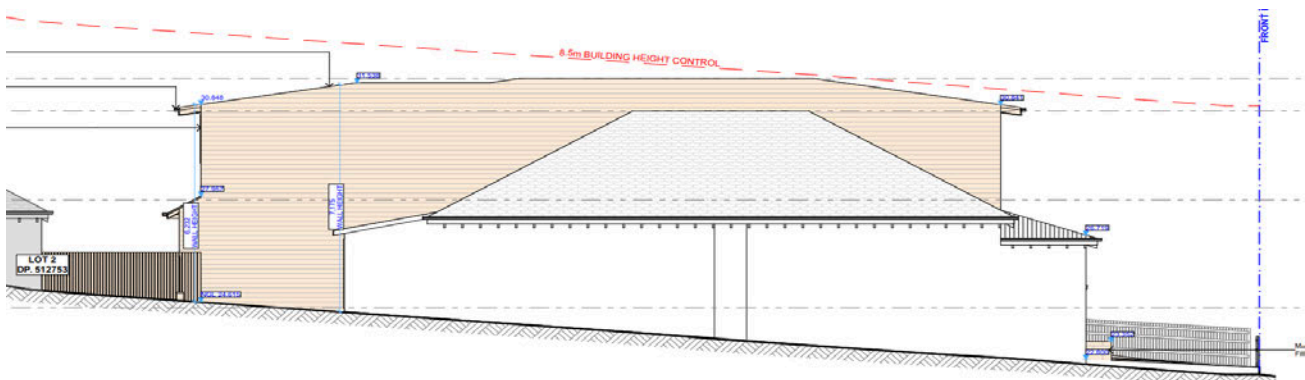
In reference to the above DA, as the residents/owner of 83 Griffiths Street, the adjoining semi-detached cottage, we consider the proposed development as inappropriate on the following grounds:

**Size (Scale, Bulk, Height & Mass)**

- The development is excessive in size (scale, bulk, height & mass) in relation to our adjoining cottage, extending excessively towards the rear of the property and well beyond and above the building line of the existing cottages.
- The development is visually unbalanced and is out of character with our adjoining cottage and the streetscape.

**Height of Building / Wall Height (Eastern Elevation)**

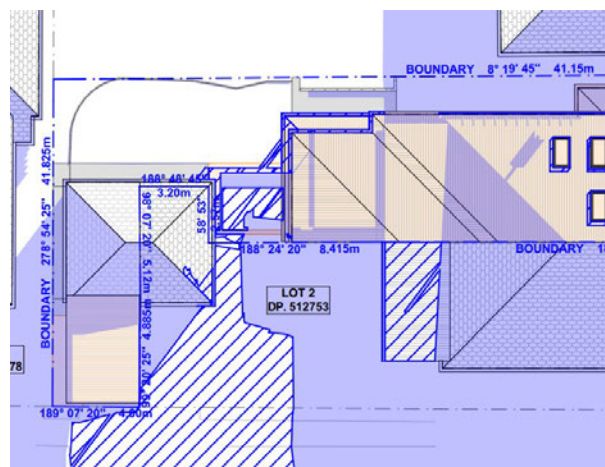
- The development exceeds the maximum permitted DCP wall height of 7.1m on both the east and west sides of the development.
  - The Statement of Environmental Effects ("SoEE") at 4.1.4.2 justifies the variation as appropriate on the assumption that 83 Griffiths St is likely to propose a similar development at some point in the future. We have no intention of future development. We are a mature couple with no children nearing retirement with a lifespan of another 25-30 years and have no intention of moving.
  - The unattractive eastern elevation will be permanently visible from our property and from Boyle Street.



- The extension to the eastern wall of the development is substantial. The plans do not provide details of the intended wall nor defines its relationship with regard to the existing party wall nor the boundary.
  - It is unclear what material will be used for the eastern wall. The plans indicate weatherboard whilst the SoEE refers to a “solid brick wall on the eastern side” (p. 17, 2nd para).
  - To our knowledge no dealing/survey for extending existing cross-easements is proposed to be lodged with respect to the extension of the existing party wall nor with respect to creating any new easements/covenants in relation to an eastern boundary wall (e.g. access for repairs & maintenance).
- We do not agree to the extension of the party wall.
- We are opposed to a 7.175m eastern boundary wall.
- With respect to the comments at 4.1.2.1 of the SoEE in relation to the variations, we respond as follows:
  - The development does present with excessive bulk (top of p. 20).
  - The proposed wall height does not comply. It is irrelevant to say, “if the wall height was not to be measured to the top of the roof ridge it would easily comply.” (p. 20)
  - The proposed variations do result in unreasonable solar access impacts to our adjoining cottage as per Drawings No. DA13 and DA14 (and as per 3.4 at p.16 of the SoEE).

### Amenity / Overshadowing / Privacy

- Drawings DA13 and DA14 show increased shadowing to our property at 12pm and 3pm (also as stated at 3.4 of the SoEE). Our access to sunshine is therefore adversely affected.
  - The development results in substantial overshadowing and will reduce the sunlight reaching our recreation/outdoor living area/yard during the winter months by more than 1/3rd of the existing sunlight as indicated in Drawing No. DA14 Winter Solstice 3pm.
  - **Note:** It is not primarily a hardstand area in front of the garage as suggested at 3.4 of SoEE. This is our main outdoor recreational space/outside living area/the place where we spend the majority of our outside time.



- 3.4 of the SoEE states that privacy will be retained and no overlooking into key living areas. Bedroom 3 at the rear of the development overlooks the rear of our property and as such, will affect our privacy as this is our main outside living area/recreational space.
- 3.4 (p.17, 2nd para) of the SoEE refers to the “solid brick wall on the eastern side”. The eastern side elevation/wall reduces our sunlight and will impact airflow.
- 4.2 (p. 10) of the SoEE states that the proposed development ensures privacy and solar access to our adjoining cottage and remains consistent with the streetscape and the locality. This is incorrect, as detailed above.
- 1.3 (p. 3) of the SoEE states that the proposed alterations and additions are considerate to adjoining neighbours and results in improved amenity. This is incorrect as detailed above.

### Swimming Pool

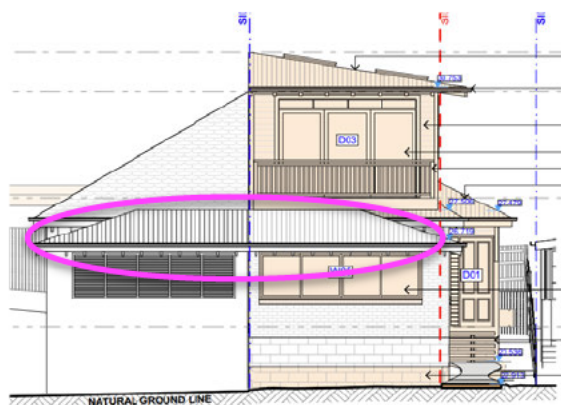
- The swimming pool does not respect the minimum side setback regulation of 1 metre from the boundary and does not leave enough room for acoustic landscaping.
- While not averse to the installation of a swimming pool, we do have concerns of the height of the pool (which is above the floor level of our cottage) and the volume of water being in close proximity to our floor level.

### Open Space and Landscaping

- We query if the landscape calculations are correct.
  - 4.3 (p. 10) of the SoEE states “new concrete for side path on rear boundary adjacent to the existing garage” and “new front path and steps ... in front yard” whilst Drawing No. DA06 clearly shows gravel pathways in these two areas.
  - The subject site already has a non-compliant area of total open space of 40.35% however it is planned to be decreased to 38.44% even though additional landscaping is planned (p. 24 of the SoEE).

### Streetscape / Building Character / Complementary Design

- The change of roofing materials (tiles to corrugated colorbond/metal) is not complementary (nor sympathetic) to the existing tile roofing of the two cottages and garages.
  - **Note:** Roof material at the front of the building on Griffiths Street is shown as metal on the plans. This is incorrect, they are both tiled.



- The 9° pitched roof (SoEE (p. 15) is not complementary to the pitch of our adjoining roof.
- The entire roofline is not sympathetic to the form of our adjoining cottage, especially where it extends above the existing ridgeline.
- The proposed 1st floor addition uses materials that are not consistent nor sympathetic with the original cottages (& garages) i.e., the existing building brick and stone with tiled roof.
- The boundary treatment on the eastern side dominates our adjoining cottage and is not consistent with the design (character and appearance) of our property nor the streetscape (Boyle St.).
- The visual impact from both Boyle St and Griffiths St, and the impact on the amenity will therefore be both negative and permanent.

### **Impact on Real Estate Value**

- We are of the opinion that the current size (scale, bulk, height & mass) and form/appearance of the development is unbalanced and out of character/unsympathetic/inconsistent with our adjoining cottage and the local character and streetscape of the locality and as such will reduce the value of our property.
  - The overall design and the proposed materials are not consistent (and do not fit in) with the established character of our adjoining cottage.
  - The size/scale is inappropriate compared to our adjoining cottage.
  - The rear of the proposed development completely dominates and overshadows our adjoining cottage and in particular the recreation/outdoor living area and this is of particular concern as this is where we spend the majority of our outside time.
  - All of the above detracts from the visual appearance of the streetscape and the amenity.

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Please do not hesitate to contact us if you require further information or if you would like to inspect our adjoining property.

Yours faithfully

**Christine Cross / Toby Bott**