
Sent: 20/04/2021 6:36:54 PM
Subject: Regarding DA2021/0006
Attachments: Submission Objection 3.docx;

Hi

Please find attached submission regarding DA2021/0006.

Thanks
Brad and Brigitte Tattersall

Submission

A written submission by way of objection to DA2021/0006

Brigitte and Brad Tattersall

12 Jamieson Parade

Collaroy NSW 2097

15 April 2021

Northern Beaches Council

725 Pittwater Road

Dee Why NSW 2099

Northern Beaches Council

council@northernbeaches.nsw.gov.au

Dear Ann-Marie Young,

Re: 10 Jamieson Parade Collaroy NSW 2097, DA2021/0006

Written Submission: Letter of objection #3

This letter is regarding our objection to the amended plans of DA2021/0006 that was submitted on the 30th of March 2021. This second amended plan submission made minimal changes from the original plans and still does not comply with council regulations especially regarding to the front and side envelopes, wall heights and landscaping. In fact, every point in which the applicant stated on their original document that was non-compliant still remains as non-compliant. So, our previous objection submissions remain relevant to these amended plans (Please see previous objection submissions regarding our concerns). So just based on this we would ask the council to refuse the development application until a well-constructed, compliant plan is placed forward.

The amended plan submission still demonstrates excessive non-compliant concerns and matters raised in our previous submission that still have not been addressed:

Contents Page (front cover)

- There appears to be a roof over the courtyard and they are counting this as landscaped area in their basix 60/40. (environmental concern of overdevelopment of the land)

DA4

- Stairs are in the front set back and start at 3.83metres from the front boundary not 6.5metres (not compliant) This is over 41% over regulations.
- There is now a front porch area in front of the gym in the front boundary setback that is 5.435metres X 2.136metres = 11.60916 square metres minimum plus a path, if this

porch and path are a hard surface as it is not stated on plans how does it comply with the basix landscaping 60/40 rule as they are already over there allowance because the courtyard area calculations are incorrect (see cover page and DA14).

- Front fence is 1.6metres in height not 1.2metres (not compliant) This is over 25 % over regulations.
- Driveway width is 4.5metres not 3 metres (not compliant) This is over 33% over regulations.
- There is still no mention of how the grass pathway and hard surface ramp along the north fence line of 10 Jamieson Parade is going to be retained as my house ground level is at RL25.70 (from the front of the building to the rear) and there ground level starts at RL24.06 at the front fence and increases to RL27.22 at the rear of the building. Also, a lot of surface and underground water flows across their backyard to this pathway there is no mention of adequate drainage or support to help prevent or protect either property.

DA5

- The gable of the first storey does not comply as it is outside the side boundary envelope already stopping light and airflow between the two buildings. The side setback is 1.2metres not 1.69metres to be compliant. This is nearly 30% over regulations.
- The proposed wall height is already over regulations as it is already at 5.7metres from the ground to the gable not 4 metres to be compliant. This is over 30% over regulations.
- The courtyard has no mention of what is being placed on top of the courtyard retaining wall as there seems to be a drop of more than 1.2-1.8 metres to the lower grass pathway below. It also states that grass is to be laid, but on the front cover a roof has been placed over the entire courtyard area this is very misleading of what is occurring.
- Windows in the lounge that face north look directly over the fence and into my back entertaining area and the entire backyard including pool area losing our privacy. The upper triangle windows which is above regulation of wall height by 2.2metres in the lounge that face north would be at a height that shines unnecessary light across my property into our bedrooms. There already seems to be two entire walls of glass windows/doors on the plan of the lounge which would supply plenty of light and airflow without the extra windows on the side to disturb the neighbours.
- Terrace looks directly over the fence height into our backyard and pool area, a screen would be suitable to be installed to protect our privacy and contain some of the noise when they are entertaining.

DA6

- There is no pool filters or air conditioning units displayed on plans, the concern of location due to the noise needs to be notified also both units require a hard surface to be mounted on, reducing the green space for basix 60/40 rule.

- The retaining wall along the north fence of 10 Jamieson Parade is not adequate to hold the plants off the fence and is not long enough to support the ramp down the side of the property.

DA7

- The entire second (third) storey of the house still remains non-compliant. It does not fall within the envelope or wall heights of council guidelines and the amended plan displays no genuine effort to comply with the rule. As the second (third) storey does not comply, this would prevent my place from receiving a sufficient amount of light and airflow between the two buildings especially to my ground level which is 8.21metres lower than the gable (not including the roof height). This lack of light and air will cause it to be dark, damp and mouldy to my lower levels of a lounge, dining and kitchen areas as well as their grass down the side of their building will not be sustainable. With the buildings also being too close to each other the noise that carries across would provide a lack of privacy and peacefulness.
- The required side setback at the master ensuite needs to be at 4.2metres to be compliant not 2.4metres (This is over 42% over regulations). Bed 2 side setback needs to be at 4 metres to be compliant not 1.7metres (This is over 58% over regulations). The lounge triangle windows side setback needs to be 2.2metres to be compliant not 1.2metres (This is over 45% over regulations). Each side setback is nearly double or more double its allowance and just based on this the council needs to refuse the development application until the applicant is compliant to council regulations.
- By the house not being compliant with the side boundary envelope, this causes the house to become excessively bulky and out of character to the street façade.
- The front deck outside the master bedroom is not compliant as it is within the front setback for upper levels. This deck looks directly across my entire front garden losing privacy as well the house is visually bulky from the front as it is three storeys high and not one level steps back with the slope of the land to reduce the size or bulk of the building.
- Ensuite bathroom windows expose the entire shower and bath on the north side which face directly towards my sitting room and balcony. This loss of privacy (especially because it is within the side envelope) for them as well as us needs the windows to be high windows as well as have privacy screening to prevent any unwanted views.
- The courtyard balcony window looks directly towards my property providing a lack of privacy. The window needs to be reduced and a high window would be of preference to alleviate this problem. We also have a concern of the function of this room as it is a large room for just a linen closet.

DA12

- Section A-A This drawing does not display the cellar behind the garage. This would mean further excavation of the land.

DA14

- The landscape drawing is incorrect and a new basis of the 60/40 rule needs to be re submitted. The front yard has now a porch in front of the gym and pathway (see DA4) that has not stated materials that are to be used. The courtyard has been miscalculated as there is a high wall dividing the areas of the courtyard and grass pathway, therefore there is 4.8 square metres less green space than calculated to the courtyard area. The courtyard has a roof drawn over it on the front cover which would also reduce the green space. Also due to the lack of light in the courtyard, the landscape drawing does not suggest appropriate landscaping, that would remain as a green space area. There is also no mention of the hard surface being used to place pool filters and air conditioning units on.
- There is no retaining wall to support the ramp on the north side fence of 10 Jamieson Parade.

DA18

- The shadow diagram displays that the shadow would protrude out onto the road. No other home along the high side of Jamieson Parade shadows the road. This just demonstrates to the council the sheer bulk and overdevelopment of this property that needs to be address.

Therefore, due to the applicant failing to genuinely attempt to amend the plans to meet council regulations and be compliant, we ask the council out of the best interest of the neighbours, community and the environment to refuse the development application until a compliant plan is brought forward.

Yours Sincerely,

Brad and Brigitte Tattersall

12 Jamieson Parade

Collaroy NSW 2097