
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/04/2025 12:16:27 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

24/04/2025

MR Raymond Lane
72 Hilma ST
Collaroy Plateau NSW 2097
[REDACTED]

RE: DA2025/0354 - 70 Hilma Street COLLAROY PLATEAU NSW 2097

- Require W12 window to be removed due to overlooking pool area of 72 Hilma Street. Reference Part D8-Privacy of Council's DCP siting the requirement "orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking" - this hasn't been done. Also the requirement "the effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass" - the design has done the opposite of this requirement in the location of W12, W11 and W21

We consider the window is inappropriate and provides us no privacy.

- Request W11 be reduced to high windows. As above
- Request W21 window to be reduced to smaller and for Privacy Screens to closed with non-adjustable for privacy purposes. As above
- Bulk & Scale of total development to be reconsidered. Suggest that the first floor be setback further on the site to reduce the effect on our view
- Preservation of existing palm trees - Appears to be minor green / landscaping in new development.
- Note: Plans show adjoining property as No 27 - Should be No 72 Hilma Street.