
From: Julian
Sent: 1/06/2022 3:09:03 PM
To: Council Northernbeaches Mailbox
Subject: Application no. BC2022/0680 - 35 Woolgoolga Street, North Balgowlah

Dear Council

With regards to the above we believe that a newly constructed building should comply with council planning requirements and should not have been constructed without the required approvals.

A new building should comply with council requirements, these include appropriate location on the block (including setbacks) and size. The non approved building is in fact even more non compliant than the last with added bulk adding to the negative impact to adjoining properties.

The granny flat should comply with boundary setbacks of the council. Council building rules are there to be followed by all to ensure fairness to all. Setback from the boundary are a requirement for a reason (light, views, visual impact, etc) - the elevated position of Woolgoolga St to Coramba St means the adherence to setbacks are more important. Approval for a non compliant structure should not benefit the applicant to the detriment of neighbouring properties.

A new, non compliant building should not be allowed just because its already been built.

If approved this sets a precedent that boundary setbacks and potentially other zoning requirements are no longer needed for new structures in this council area.
This unapproved building continues to discharge rainwater runoff and builders waste onto neighbouring property despite over 6 month of assurances that by the builders that this will be resolved 'next week' (next week has past months ago).

Regards

Julian and Frances Lewis
30 Coramba Street
North Balgowlah
[REDACTED]