
From: Helen Monks
Sent: 25/01/2024 9:50:37 AM
To: Council Northernbeaches Mailbox
Subject: document 2 ubmi ion re DA Lovett Bay
Attachments: Lovett Bay PLATES jan24.pdf;

Document 2 re submission for **DA 2023/1832** is attached.

Regards
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Highlight Consulting acknowledges the traditional custodians of land and waterways in this region: the Guringai, Darkinjung and Dharug people, paying respect to elders past, present and emerging.

PLATES

LOVETT BAY (REGARDING 5 PORTIONS)

**SUBMISSION: DA 2023/1832
ON BEHALF OF 3 PORTIONS, LOVETT BAY**

All photographs were taken on Thursday 18 January 2024, from adjacent properties. The sequence is generally from the western area of the development site, looking uphill from adjacent neighbours, swinging towards the eastern area.

PLATE 1

LOOKING WEST ACROSS COMMON BOUNDARY BETWEEN 3 PORTIONS (DOWNHILL) AND 5 PORTIONS (UPHILL), ALSO UPHILL TO HOUSE ON 4 PORTIONS), SHOWING CREPE MYRTLE ON DEVELOPMENT SITE AND VIEWS TO NATIONAL PARK (RIGHT AND LEFT); NATIONAL PARKS' VEGETATION (REAR) IS PITWATTER SPOTTED GUM/IRONBARK FOREST – A LISTED ENDANGERED ECOLOGICAL COMMUNITY



PLATE 2

REAR OF 3 PORTIONS SHOWING GALVANISED CORNER POST (LEFT) AND STAR PICKET BOUNDARY FENCES: THIS REAR YARD IS IN DEVELOPMENT AS A VEGETABLE GARDEN, ABOVE A NEW PRIVATE OUTDOOR SPACE FOR WINTER SUN (S.A. PLATES BELOW);

CREPE MYRTLE IS IN CENTRE ON 5 PORTIONS; TWO STOREY HOUSE WITH O.S.S.M. TRENCHES WILL BE IMMEDIATELY ABOVE THIS AREA BEYOND DECIDUOUS CREPE MYRTLE WITH PROXIMITY AND HEIGHT DIFFERENCE LEADING TO SIGNIFICANT OVERLOOKING (PARTICULARLY IN WINTER);

NOTE ALSO PROLIFIC GROWTH OF AT LEAST 2 FERN SPECIES, COMPLETELY MISSED BY GEOTECHNICAL REPORT, CONTRIBUTING TO AN INACCURATE ASSESSMENT OF THESE BEING RELATIVELY DRY SITES;

MAY BUSH TO RIGHT OF BLUE TUB TO BE REPLACED BY CITRUS TREES (EXOTIC, NOT NATIVE AS REQUIRED);

PINK HYDRANGES (S.A. PLATE 3) AND ILLAWARRA FLAME TREE (RIGHT REAR) MARK EASTERN END OF PROPOSED HOUSE AND LINE OF LOWER HISTORIC RETAINING WALL;

THERE IS INSUFFICIENT DISTANCE BETWEEN THAT WALL, THE CREPE MYRTLE AND PROPOSED PLANTING AREA FOR STORMWATER TRENCHES AS SUGGESTED IN THE GEOTECHNICAL REPORT – STORMWATER MUST BE PIPED DOWN THE LAND TO THE LEFT OF THE CORNER POST ON PORTION 5'S BATTLE-AXE "HANDLE" DOWN TO LOVETT BAY



PLATE 3

**5 PORTIONS: PINK HYDRANGEAS AND LOWER HISTORIC RETAINING WALL;
AREA TO BE OVERSHADOWED**

**PLATE 4**

**LOOKING NORTH-EAST BEHIND LOT 5 DP 545717, EASTERN END OF THE LOWER
HERITAGE-LISTED RETAINING WALL (OMITTED FROM PLANS LB1 AND LB4);
THERE IS NO WATERCOURSE ON THIS SLOPE; DENSE BUSH UPHILL IS
NATIONAL PARKS' LAND (NO ACCESS); LOT 5 HAS SEVERAL SPECIES OF SELF-
SOWN FERNS INCLUDING VISIBLE TREE FERN (IGNORED IN GEOTECHNICAL
REPORT)**

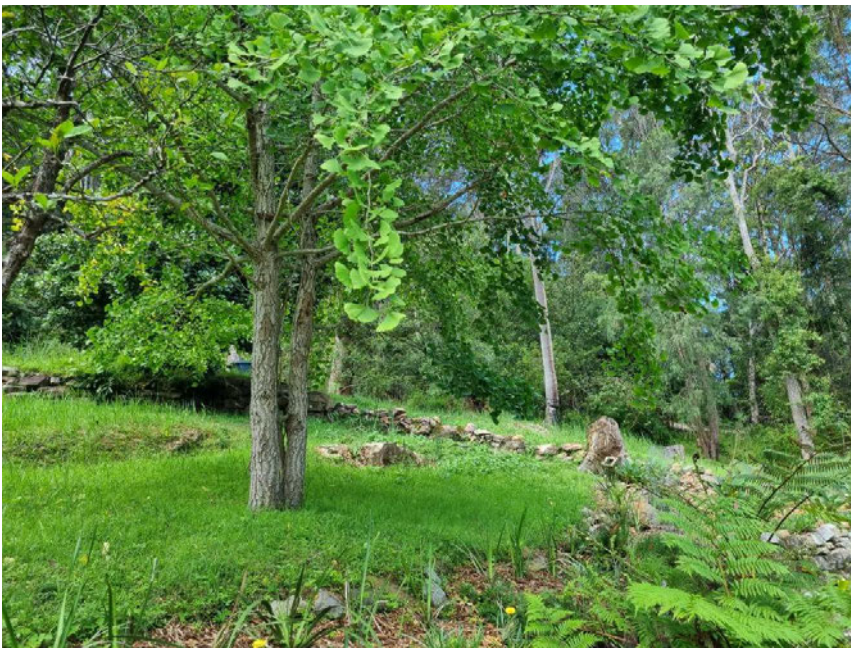


PLATE 5

**BOUNDARY BETWEEN 3 PORTIONS AND 5 PORTIONS (STAR PICKET FENCE WITH GALVANISED CORNER POST IN CENTRE), SHOWING THE SLOPE WHICH IS IN DEVELOPMENT FOR A VEGETABLE GARDEN AS THE ONLY YEAR-ROUND SUNNY AREA ON 3 PORTIONS; ANY NON-COMPLIANT OR MALFUNCTIONING O.S.S.M. FOR 8 PEOPLE ON 5 PORTIONS WILL INTRODUCE PATHOGENS TO 3 PORTIONS – AN UNACCEPTABLE HEALTH RISK;
PINK HYDRANGEAS AND ILLAWARRA FLAME TREE ARE CENTRE REAR;
NATIONAL PARKS' VEGETATION (REAR) IS PITTWATER SPOTTED GUM/IRONBARK FOREST – A LISTED ENDANGERED ECOLOGICAL COMMUNITY**



PLATE 6

3 STOREY STUDIO TOWER WILL BE HIGHER THAN THE MACADAMIA TREE (CENTRE, BEYOND TANK), CREATING SIGNIFICANT PRIVACY LOSS TO LOT 5/ "6 PORTIONS" AND 3 PORTIONS, BOTH ADJACENT AND DOWNHILL, WITH THEIR ONLY SUNNY OUTDOOR AREAS IMMEDIATELY DOWNHILL OF THE BOUNDARIES WITH 5 PORTIONS: THERE IS NO DETAIL ABOUT MITIGATION OF OVERVIEWING OR PRIVACY LOSS; THEIR TREE RETENTION ALONG THE FORESHORE AND ALONG SIDE BOUNDARIES HAS BEEN CONSISTENT WITH DESIRED LOCAL CHARACTER



PLATE 7

SUNNY REAR OF 3 PORTIONS, IN DEVELOPMENT FOR PRIVATE OUTDOOR SPACE FOR WINTER SUN (RIGHT) AND VEGETABLE GARDEN (LEFT); REAR OF LOT 5 ("6 PORTIONS") HOUSE (REAR) IS PARTICULARLY VULNERABLE TO OVERLOOKING AND OVERSHADOWING BY THE 3 STOREY STUDIO TOWER (PLATE 3 SHOWS DIRECT LINE OF SIGHT WITH ESSENTIALLY UNMITIGATED PRIVACY LOSS)



PLATE 8
VIEW UPHILL TO ILLAWARRA FLAME TREE AND MACADAMIA TREE (ABOVE
TANKS), AND TO NATIONAL PARK – A PUBLIC PLACE: VIEW TO BE PARTLY
BLOCKED BY STUDIO TOWER; ALSO SHOWING EASTERN EXTENT OF THE
HISTORIC RETAINING WALL

