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**From:** [REDACTED]  
**Sent:** 17/11/2025 8:14:51 AM  
**To:** Tess Johansson  
**Cc:** Council Northernbeaches Mailbox  
**Subject:** DA2025/1435- attn - Tess  
**Attachments:** 4 Belinda Plans\_-\_Master\_Set (1).jpg;

Dear Tess,

I am following up in regard to Development Application **DA2025/1435** for **4 Belinda Place, Newport**. After reviewing the plans, we wish to raise several concerns and request that Council arrange a site visit with local residents.

### Key Concerns

**1. Forward Building Position & Scale**

The proposed structure sits well forward of the established building line on the escarpment and projects ahead of neighbouring properties. We request that the bulk and scale be reduced to better align with the surrounding streetscape. See attached details.

**2. Excessive Ceiling Heights**

The proposed 3.1m ceiling heights exceed the typical 2.4m ceiling height of neighbouring homes and commonly approved applications. We ask that this be reviewed to maintain consistent scale and limit visual impact.

**3. Privacy Impacts**

The design overlook directly to the bedroom and main outdoor living area of **5 Belinda Place**. The number and size of windows are excessive and will result in direct privacy loss. We request that Council review these elements and require appropriate adjustments.

As noted in earlier correspondence, this is the first week we have had the opportunity to review the application. Discussions with neighbouring properties confirm that none were aware the application was under review, and the notice was not clearly displayed.

Given these concerns, we respectfully request a **site visit** with Council officers and local residents to assess the proposal in context, and ask for clarification the application process is still in the review period.

Thank you for your consideration. We look forward to your guidance on next steps.

Regards,

Bill Davidson

**Mob :** + [REDACTED]  
[REDACTED]

(please note this is a new email address)

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**From:** Tess Johansson <[Tess.Johansson@northernbeaches.nsw.gov.au](mailto:Tess.Johansson@northernbeaches.nsw.gov.au)>

**Sent:** Thursday, 13 November 2025 3:04 PM

**To:** [REDACTED]

**Subject:** RE: DA2025/1435- attn - Tess

Hi Bill,

Thank you for your email.

In regards to the notification period of your neighbours Development Application, I will not be able to formally extend the notification period. However, in accordance with the Northern Beaches Council Community Participation Plan, we are to acknowledge and consider any submission of the development up until the determination of the application.

*“Submissions received after the end of the notification period will be considered in the assessment of the proposal, prior to determination of the application.”*

I would encourage you to review the proposal and let me know as soon as possible if you have any questions or concerns.

The proposed architectural plans and supporting documents can be viewed online at:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=2656847>

If you would like to chat about the proposed development at 4 Belinda Rd, Newport please let me know and we can organise a phone call. Otherwise feel free to respond to this email with any queries.

Kind regards,

**Tess Johansson**  
Planner

Development Assessment - North Team

t +61 2 8495 5757

[Tess.Johansson@northernbeaches.nsw.gov.au](mailto:Tess.Johansson@northernbeaches.nsw.gov.au)

[northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)



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**From:** [REDACTED]

**Sent:** Wednesday, 12 November 2025 1:12 PM

**To:** Council Northernbeaches Mailbox <[Council.Northernbeaches@northernbeaches.nsw.gov.au](mailto:Council.Northernbeaches@northernbeaches.nsw.gov.au)>

**Subject:** DA2025/1435- attn - Tess

Hi Tess,

Your name was kindly passed on to me regarding a query I have about a Development Application.

We are the owners of the adjoining property to **4 Belinda Place, Newport (DA2025/1435)** and have only recently become aware of the proposed works. Unfortunately, we did not see the yellow DA notice displayed on site and only received written notification in the mail yesterday.

As the public review period ran from **17 October to 31 October 2025**, we are concerned that we were not given sufficient opportunity to review the plans and provide feedback. We certainly appreciate that the sign may have been displayed, however neither we nor our neighbours, who share the same driveway, noticed it.

We respectfully request that the review period be extended until **30 November 2025** to allow us adequate time to consider the proposal. We welcome improvements to the property and the area, but would simply like the opportunity to review the details carefully.

Please feel free to contact me if you'd like to discuss further.

Kind regards,  
**Bill Davidson**

**Mob :** [REDACTED]

[REDACTED]  
(please note this is a new email address)

Northern Beaches Council

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# BASIX™ Certificate

Building Sustainability Index  
[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Alterations and Additions

Certificate number: A1911573

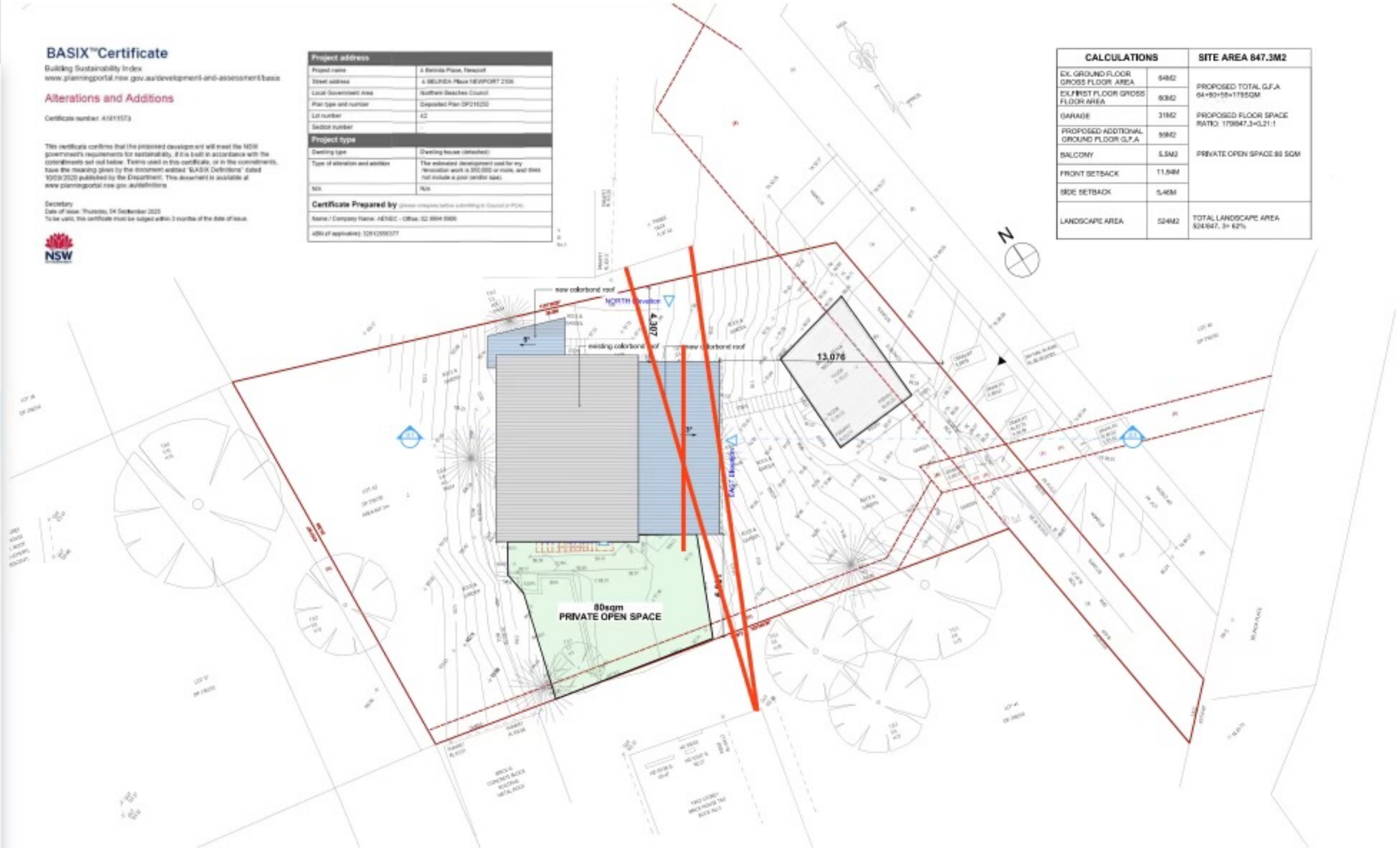
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/01/2020 published by the Department. This document is available at [www.planningportal.nsw.gov.au/definitions](http://www.planningportal.nsw.gov.au/definitions)

Secretary  
 Date of issue: Thursday, 04 September 2025  
 Note: until this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	4 Belinda Place, Newport
Street address	4 BELINDA PLACE NEWPORT 2106
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP218252
Lot number	42
Section number	
Project type	
Dwelling type	Detached house (detached)
Type of alteration and addition	The estimated development cost for any renovation work is \$50,000 or more, and does not include a pool or hot tub spa.
N/A	N/A
Certificate Prepared by	
Name / Company Name	AENEIC - Office: 02 9594 9906
ABN of applicant	52912595371

CALCULATIONS		SITE AREA 847.3M2
EX. GROUND FLOOR GROSS FLOOR AREA	64M2	PROPOSED TOTAL G.F.A. 64+90+58=178SQM
EX.FIRST FLOOR GROSS FLOOR AREA	93M2	
GARAGE	31M2	PROPOSED FLOOR SPACE RATIO: 179847.3=0.21:1
PROPOSED ADDITIONAL GROUND FLOOR G.F.A.	99M2	
BALCONY	5.5M2	PRIVATE OPEN SPACE: 80 SQM
FRONT SETBACK	11.84M	
SIDE SETBACK	5.46M	
LANDSCAPE AREA	524M2	TOTAL LANDSCAPE AREA 524/847.3= 62%



Project  
**Alterations and additions to ex. house**  
 4 Belinda Pl, Newport NSW 2106  
 Client  
 Guanming Dong



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Drwg Title  
**PROPOSED SITE PLAN**

No.	Revision		Date	
Drawn SH	Checked TC	Approved	Scale 1:100 AS STATED	Date July 2025
Project No 2526-048		Drawing No A0		Revision No.