
From: Peter Gorian
Sent: 27/07/2023 2:58:48 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 1955 Pittwater Road Comments to Latest Developer Documents

Ref DA2019-0154 (attention G David)

The updated master plan drawings submitted do not alter the previous comments/objections already submitted.

The plans only highlight how the development appears to deviate from the Land and Environment Court Ruling which limited the development to a two storey frontal and single storey rear development. The current plans would indicate a larger structure. Again we appreciate the previous approval of a 'storage' floor may be grandfathered. However this was predicated on the basis of NO EXTERNAL changes to the building. This is not longer the case with the latest series of DA submissions. From renditions previously submitted it would also appear that this 'storage' area can be easily modified or used to provide habitable areas and part of the latest submissions involve increases in the height of this floor.

The ruling also called for an 8m height limit above 'existing ground levels' on all boundaries. As mentioned previously it is unclear how this was established particularly on the rear (southerly) boundary where a raised garden beds and a concrete raised platform BBQ deck were located next to a retaining wall that was constructed on the property at number 60 Alexandra Crescent. A review of the approved drawings for the previous house should be able to resolve that concern or simple excavation to uncover expose the existing retaining wall. Note that the soil during excavation of the current construction was built up to that retaining wall height. A similar issue also clearly relates to the property on the eastern boundary. However the original retaining wall located there has been completely removed and replaced. The next ground level that has been established during this process appears to be well above the previous level. These possible errors could well amount to a metre or more.

Privacy concerns also remain regarding the internal/external changes to include access to rear patios via living/rumpus areas with expanded windows and the expansion of the roof terrace. View impacts remain a concern with the terrace changes, height increases and addition of roof lift and service facilities.

Concerns regarding the gradual expansion of the development by successive DA creep also remain. Where will this end? For example the possible incorporation of large shade structures on the terrace further impacting views. The conversion of the 'storage' floor to a habitual floor with external windows and doors per one of the renditions previously submitted to council.

The elimination of the extra 'storage' floor and a reduction in the height of the garage areas will allow a low cost solution which would be in compliance with the Land and Environmental Court Ruling. It will also significantly reduce the size and bulk of structure which was a major concern for the council and area residents. The development is located next to a very popular public walking path around Pittwater. The council may also wish to more broadly consult the local community and general public due to the developments prominent location.

This DA has been going on since 2019 and the original approved development was to be

completed by 2000. Major excavation work was completed years ago, but work has been on hold ever since. We safety concerns about the structural integrity of the shotcrete walls, pile depths and the 'temporary' steel bracing. Especially in light of the obvious water issues with the site. The site is an eye saw which may impact the sale and land values of local properties and is highly visible from the popular public waterfront walk. Weeds are not well controlled on the development (see the Land and Environmental Court Ruling). Water appears to continuously leak into the excavation, ponds and then freely flows from the development across the newly surfaced Pittwater Road area. This may be causing road safety as well as road and environmental damage. On the good news side the ponds could be providing a valuable habitat for rare and endangered species.

Yours Sincerely
Peter Gorian & Toni Capel
60 Alexandra Crescent, Bayview, NSW, 2104
