
Sent: 9/03/2020 3:23:04 PM
Subject: Notice of Submission for DA2019/1529

Notice of Submission

Dear Sir \ Madam,

We Daniela Papa and Gavan Potter of 58 Bungan Head Road NEWPORT would like to make a submission with respect to the following property.

Application Number: DA2019/1529 (the DA)

Address: Lot 11 DP 1226203 77A Myola Road NEWPORT

Proposal: Alterations and additions to a dwelling house

After discussing with J. P. Milligan the owner of 77A Myola Road, we completely understand the need to construct his own driveway and carport. We would like to acknowledge the assistance he has provided in helping us understand his DA. He is copied on this email.

We have one objection and some questions which we would like the Northern Beaches Council to consider with respect to this DA. Our objection is with the construction and siting of the Carport. Our questions are with respect to the Common Boundary. Further we would like to make some requests with respect to the Silt Fence and trimming of the Fig trees.

As part of the objection, we would like to draw your attention to the plans supplied by Network Design on behalf of the applicant. Where the Scale is stated as 1.100 it could be 1.150, and where it is stated as 1.200 it could be 1.300. However, we do not know which is correct.

For example, the Carport & Front Yard Plan states the scale is 1.100. The driveway has a width measurement of 3.05 metres and the Carport has a width measurement of 6.0 meters. On the plan they measure 2cm and 3cm respectively. It actually implies a scale of 1.150. However, if the scale on the drawings is correct then the Carport is actually 4.0 metres wide.

It actually makes the plans very confusing.

Carport - Our objection is over the height of the carport.

Our objection is not the carport itself. However we strongly object to the proposed Carport

height (4.85 metres as per Clause 4.3 – Height of Buildings, from the Statement of Environmental Effects).

It is our view that the “shadow plan analysis” makes no allowance for the fact that our property is on a south facing slope. Consequently, the rear of our block and house already experiences very low levels of natural light from late April through to August. In fact, a solid Carport structure with such a height would completely block the sunlight and daylight onto our landscaped garden.

Our other comments \ requests with respect to the carport are as follows; -

- a) The rear of our block is on a very steep incline, consisting of a combination of natural sandstone rock shelf & boulders with mixed vegetation. It also has been professionally landscaped at considerable investment and is built around the natural rock shelf and boulders. The boulders near the proposed carport must not be moved or broken as this will increase the risk of erosion impacting our property and our plants.
- b) Further the back of the carport will be very visible to us, as it will become a feature of our landscape and will add more shade. It will be very difficult to grow vegetation around the back of the carport on account of the rock shelf in that area, so we request that the carport be painted a dark colour sympathetic with the surroundings.
- c) We note that the revised plans show that the existing retaining wall will remain, and it will not be remediated. The retaining wall is old, crumbling and appears unstable. Building a driveway and carport over it is a concern over the long run. We request that the owner strengthen the retaining wall to ensure the overhanging portion of the carport is supported.

Common Boundary

For the avoidance of doubt the can you please confirm that the northern boundary of 58 Bungan Head Road will still be with 60 Bungan Head Road. Secondly can you confirm whether there have been any adjustments or redrawing to the common boundary between 60 Bungan Head Road and 77A Myola Road because of this DA or from any other application to council since 2013. Noting an earlier application to Council to change the boundaries was withdrawn in 2012.

Silt Fence

We request that the temporary Silt Fence as shown on the plan be placed with consideration

of not damaging the surrounding plants and boulders.

Fig and other trees near the proposed new Verandah

We do appreciate the applicants desire to repair and upgrade his house and maximise his view. In our meeting he expressed an interest to remove some exotic trees and trim the top of the fig on the common boundary between his property and 58 & 60 Bungan Head Road. Our bedrooms are located in the rear corner of that area with large windows designed to allow light and greenery as part of the ambience. As neighbours we have relied on the existing trees and vegetation to provide privacy and beautiful greenery without the need for fences. We ask this to be taken into consideration when trimming the top of the trees.

Kind regards

Daniela Papa & Gavan Potter