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25/04/2022

MRS Sara Levy
63 Hillside RD
Newport NSW 2106
[REDACTED]

RE: DA2021/2622 - 65 Hillside Road NEWPORT NSW 2106

Amended Plans - 65 Hillside Road, Newport

Further to the recent submission of an amended development plan for the above property we wish to make the following comments about the proposal. Firstly we are pleased that some positive changes have been made to the original plans in that the pool and decking is no longer taking up much of the grassed area and that there is no longer a plan for a 2 storey secondary dwelling.

We do, however, have some concerns which relate to variations requested which are adverse to the guidelines of the Pittwater LEP 2014 as adopted by Council.

EXCAVATION AND EXTENSION

The planned extension (Page 15/46 amended plans) to the front of the current dwelling and towards the southern boundary is causing us concern as currently there is no updated/amended geo-technical report nor an updated/ amended statement of environmental effects available. We should have access to these updated reports.

The amended plans (page 29) indicate that at the deepest point of the excavation (west point of slope), an excavation of 2490mm plus foundations will be required (a minimum of 3 metres deep). This will be done at less than one metre from the south boundary and involve at least one retaining wall common to both properties. We have serious concerns that such a deep excavation into both the rock face and hillside may destabilise our property.

The stability and structural integrity of the adjoining property may be placed at high risk and the proposal requires further technical reports so it can be assessed fairly and with safety of our property in mind.

If such major construction were to proceed, we would require some form of legal undertaking with a long validity that if any form of slippage or damage to our property occurred, it would be repaired at the expense of the owner of 65 Hillside Rd.

OVER SHADOWING

The proposed extension to the eastern facade of the dwelling will cause a significant increase in over shadowing to our property (63 Hillside Road) and result in a loss of amenity.

The over shadowing will come from both the proposed new construction and planned privacy screens. There will be a loss of sunlight to both living areas and the entrance area of our property.

BOUNDARY SETBACKS

The existing development already extends beyond limits set for rear, front and side setbacks.

At the rear, two current open decking areas are planned to be enclosed. The planned laundry will sit only 450mm from the south boundary and about 2 metres inside the rear boundary. This extra construction will have an adverse effect on the outlook from the rear of our property.

In summary we would appreciate if the Council Planning Department will consider the above comments when deciding whether to approve amended Development Application.

Sara & Julian Levy

63 Hillside Road, Newport. 2106