
From: Ashley Hillsley
Sent: 17/04/2023 11:59:34 AM
To: Council Northernbeaches Mailbox
Subject: Submission for Proposed Development DA2023/0129
Attachments: Submission_Hillsley_DA2023_0129 PDF.pdf;

Hi Adam,

As discussed here is the attachment.

Kind regards,

Ashley Hillsley

Begin forwarded message:

Good evening,

RE:Submission for Proposed Development DA2023/0129

There was no option to attach a PDF to the submission
Please see attached.

Thanks

On Sun, Apr 16, 2023 at 12:04 AM

<DASUB@northernbeaches.nsw.gov.au> wrote:

16/04/2023

MRS Jenna Hillsley
70 / 2 Forest RD
Warriewood NSW 2102

RE: DA2023/0129 - 4 Forest Road WARRIEWOOD NSW 2102

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development

application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

Dear Mr Croft,

Please find attached Submission for Proposed Development DA2023/0129

Kind Regards

Jenna & Ashley Hillsley

Northern Beaches Council

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[Northern Beaches Council](#)

15 April 2023

Attn: Adam Croft

Northern Beaches Council

PO Box 882

Mona Vale NSW 1660

Dear Mr Croft,

RE: DEVELOPMENT APPLICATION FOR SUBDIVISION AT 4 FOREST ROAD, WARRIEWOOD
Application Number: DA2023/0129

After careful consideration of the development application, we have identified key issues and concerns with the proposed development. We therefore **object** to the proposed development of 4 Forest Rd, Warriewood.

This submission raises the following concerns

- Privacy
- Shadowing
- Access and safety
- Environmental impact
- Stormwater runoff
- Construction impact

Please note that from here on the dwellings in the adjacent properties at 2 Forest Rd, Warriewood may be interchangeably referred to as 'Ivanhoe'.

Privacy:

For consideration is the risk of loss of privacy for the 12 Units 59 to 70, 2 Forest Rd dwellings with significant elevation of the proposed development of 4 Forest road (Lot 1-3) as compared to the adjacent property Ivanhoe. There is a significant impact to privacy of the residences for Units 68 to 70, Ivanhoe where a retaining wall exists on the property boundary. At the peak height differential present at Unit 70, Ivanhoe, the retaining wall height is 2.7m from the 4 Forest road ground level to Ivanhoe ground level. Privacy considerations would need to be addressed to mitigate this for development of 4 Forest Road. We oppose any works within the subdivision proposal that would result in an increase in this height differential.

Further to this point if future plans are to build double storey dwellings aligned to the provided plans and setback this will overshadow and overlook in to the backyards and into the homes of the 'Ivanhoe' properties impacting on the privacy of the existing dwellings.

Please see picture 1.1 for reference.



Image 1.1: Westerly view from Ivanhoe Unit 70 towards 4 Forest Rd demonstrating elevation of the boundary for adjacent property.

Shadowing:

There is substantial elevation difference at the boundary of Unit 70, 2 Forest Road and the proposed development of 4 Forest Road. This would have a considerable negative impact to the privacy of residents. Because of this elevation difference any property built on this boundary will result in complete loss of direct sunlight into the existing backyard and internal living areas.

Please see picture 1.2 for reference the backyards impacted by future dwellings being built on this boundary line.

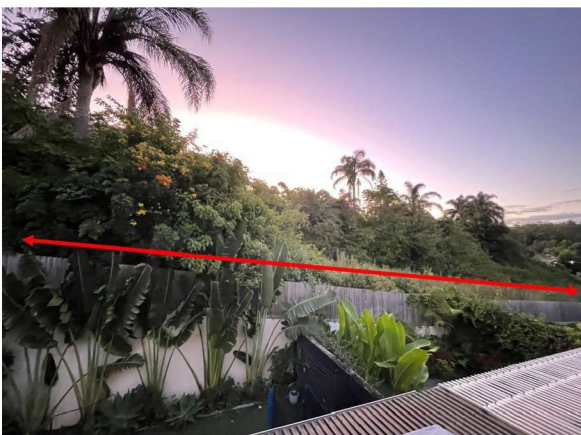


Image 1.2: North-Westerly view from Ivanhoe Unit 70 towards 4 Forest Rd demonstrating elevated boundary along Units 70-59.

Access and Safety:

It is noted an access road will be created to allow traffic from 4 Forest Road to exit onto Forest Road itself, near the entrance to Mater Maria School. We have concerns about the TIA provided in the

submission, our observations are that this point of Forest road is extremely congested at school drop off and pick up times. There would be significant concerns due to this being a school safety zone; to have the only exit for these further properties adding to traffic in this safety zone will not only cause further safety concerns for a school zone and risk to children, but add to an already congested road and in the case of a fire where everyone must evacuate, it would be hazardous to the safety of the school children and residents in surrounding properties.

The proposal involves the construction of a road that will connect to the approved road in the 8 Forest Road development which will create a thoroughfare for a further 81 new dwellings. This is a significant additional burden on Forest Road and has not been addressed in the TIA provided.

Environmental impact:

In addition to the submission sent in by Kristin Zindel and Anthony Burns we have also regularly seen and heard the Glossy Black Cockatoo's which are endangered and also the native Australian King Parrots are also regularly seen in the trees and vicinity of 4 Forest Rd.

We object to the proposed tree removal, which includes the removal of numerous trees which are considered to have a moderate-high significance.

Stormwater:

As 4 Forest Rd has a significant incline, stormwater drainage/run off into the boundary properties on the Ivanhoe complex is a concern both during subdivision works and ongoing. There is a risk of subsiding of the boundary retaining wall and may cause significant water overflow damage risk to the joining properties which may in turn create a significant cost to rectify for the burdened properties of Ivanhoe.

Construction impact:

We have concerns about the general construction impacts of the proposed subdivision works, including the construction of roads, adjacent to our property, and the proposed excavation, clearing and earth works and how that will impact the structural integrity of the retaining wall & fence stability on the boundary between Ivanhoe and 4 Forest Road.

We are of the opinion that a construction management plan which includes reference to appropriate protection works would be appropriate to minimise impacts of these works on the Ivanhoe properties.

No Construction Management or Construction Traffic Management Plan has been provided for comment. Should one be provided, we seek assurances around protection works for the adjoining Ivanhoe property boundary. In addition, mitigations for noise, dust & traffic management also needs to be specifically provided for comment.

Thank you for your consideration of this feedback.

Sincerely,

Mr Ashley & Mrs Jenna Hillsley

Ph: [REDACTED]

Email: [REDACTED]