



Newport Residents Association Inc.

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14th April 2020

Northern Beaches Local Planning Panel
Northern Beaches Council
PO Box 1336
DEE WHY NSW 2099

Dear Sir/Madam,

RE: **DA No 2019/1280**
Address: **11 Queens Pde Newport, 13 Queens Pde Newport, 60 Beaconsfield St Newport, 62 Beaconsfield St Newport, 7 Queens Pde Newport and 9 Queens Pde Newport**

Thank you for the advice that the above DA will be reviewed by the NBLPP at tomorrow's meeting of the 15th April 2020. We have reviewed the council assessment report submitted and have two matters we wish to refer to the panel.

1. We note that the assessment report has noted that the breach in height of 1.1 metre (9.6m in lieu of DCP 8.5m) has not been seen as material. We would strongly disagree and it is our view that an increase of nearly 13% is completely out of line with the rules of the Development Control Plan.
2. Whilst in our original submission of the 18th January 2020 we raised no concerns about the shadowing effect to the neighbours, an affected neighbour at 58 Beaconsfield St. has brought the matter to our attention. Whilst the assessment report has addressed a number of concerns that affected the neighbour in question the matter of shadowing appears to remain unresolved. It would appear from the owners of 58 Beaconsfield's submission dated 13th April 2020 that the developer's consultant's report is incorrect and that the loss of sunlight is significant.

As an interested community group we support the continued improvements to our Newport locality and have few objections to this planned development and we only make submissions where we find significant breaches of the DCP or the Newport Masterplan. In this case item one is a major concern (especially as these type of breaches create precedents) and we feel we need to support the owner of 58 Beaconsfield St. with regard to point 2 above.

Yours faithfully

Gavin Butler
President