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**From:** Shelley Farriss  
**Sent:** 5/05/2022 9:34:36 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** 1744 pittwater rd Bayview development application  
**Attachments:** DA 1744 1746 pittwater rd letter..docx;

Dear Adam Mitchell Town Planner.  
03.05.2022....

Please look at the submission to the development at 1744 pittwater Rd Bayview.  
on behalf of the neighbours at 1746A pittwater rd Bayview 2104

We would appreciate acknowledgement of this submission.

regards  
owners  
shelley farriss  


Proposed development of 1744 Pittwater rd Bayview.  
03.05.2022.

Dear Adam Mitchell,  
Town planner.....

We have recently received the planning letter about the notice of the proposed development on 1744 Pittwater rd Bayview 2104

I have been in contact with Mr Braggs about the plans, he has explained and consulted with me on the design and impacts and many of these have been looked at and have been addressed in this submission.

The views, all impacts to our property at 1746 Pittwater Rd Bayview.  
Points covered below and concerns:

- A) Views site lines impacts.
- B) RL excavation and deep drilling impacts.
- C) Shading areas of concern.

1. A) Views: Northern views forward and North Eastern view from the main living areas.

The kitchen, study, family dining area has its main view to the Eastern aspect.

This largely is not impacted by the dwelling.

The pool boat shed sits lower at RL 690 in site view by screening and landscaping from our side.

The building ridgeline being the maximum height of the building allowable.

Impacts: Shading to the eastern side of our amenities drying area to our south-eastern area.

This shading will cover this side of dwelling for a big portion of the day so a loss of light here.

B) If this RL should change either by RL differences in natural ground level, which can change slightly during development phase.

we wld really appreciate, communication on this no matter how minimal.

As the design facilitates the RL of 8.30 at the lower ground floor level which over all seems 1.5 -2 m below existing ground levels of the entire footprint of the main house building .

This will be a big area of excavation.....and will surely will be hitting rock at this level for this large area.

The jackhammering cld create a geotechnical problem with referred cracking as the area is large and deep.

In any event we are concerned that in this instance all be it unlikely that any damage as a result of this deeper excavation.

They're is naturally concern especially as we have loose - material at this sub -floor levels to the building and the concern is if this gets dis- lodged it could cause remedial damage to our building.

We would presume with an extensive development of this nature that insurance will cover /compensation in an unlikely event of cracking to our property consequently as referred drilling and hammering can have this impact.  
In any such event during the excavation phase.

C) The shading impact to our house as we lose the Eastern light from the 10 m street set back right through to our main house ridgeline .

This Significantly will cast shading to our south-Eastern amenities drying areas with only a 1 m set back.

we do maintain our hedge at 3-4 m at this junction the dwelling will be 2.5 m beyond that however the set back roofline does help with the imposing ridgeline structure.

Summary:

The main cause of any concern is the “movement” of loose material consequently to the drilling into rock to this greater area.

I will take photos of this area before construction as a record of its position.

Any changes to the RL fills can be significant so we would like notification of this if it changes.

shading is inevitable for this build.

Regards

Shelley Farriss

