
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/02/2022 5:47:13 PM
To: DA Submission Mailbox
Subject: Online Submission

03/02/2022

MR Luigi Prezioso
40 Hillside RD
Newport NSW 2106
[REDACTED]

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

Development Application #: DA2021/2622
Subject Property: Lot 46 DP 9224 65 Hillside Road Newport, NSW 2106
Date: 3rd February 2020
Letter Of Objection from Cassandra & Luigi Prezioso
40 Hillside Road Newport

Dear Council,

As owners of 40 Hillside Road Newport, we would like to express our concerns to Northern Beaches Council regarding the proposed Development Application.
The areas of concern are as follows: -

Building Lines and Setbacks

The building lines and setbacks of the existing approved development already does not meet allowable set backs on three sides of the property. The non-compliant sides are the front, rear and south. As this current structure is already built, our main concern is the upper floor section of the secondary dwelling which will have a proposed setback of near zero on the boundary to the south and a front set back of 3.37 meters. This proposed setback does not comply with council regulations. The proposal of having non-compliant setbacks will have a negative impact on the openness of the street scape and will also introduce urban canyoning to Hillside Road Newport.

The Secondary Dwelling

The Pittwater 21 Development Control Plan (section C.1.11 Secondary Dwellings) states that if a secondary dwelling is separate from the principal dwelling, then only one story is allowed. We also have read that a Secondary Dwelling above a detached garage is not allowed. Based on council approvals this secondary dwelling in the proposal is actually designated as a "Storeroom". If this store room was to be redesigned as a secondary dwelling, then the assumption made is that a change of use would be required. We do not support this two- story proposal for a secondary dwelling over a garage. This two-story dwelling over the garage will introduce the urban canyon into Hillside Road.

Landscaping

The current principal dwelling, garage and concrete hardstand areas have already reached landscaped permeable area of 39%. The proposed development will reduce this further to 31.6%. We also understand the Pittwater 21 Development Control Plan requires the

Landscaped Area to be 60%.

As the existing principal dwelling occupies a greater percentage of the lot, a further reduction sets a very dangerous precedence to other proposed and future developments in Hillside Road.

Northern Beaches Council has spent over \$4,000,000.00 in purchasing the blocks of land at the end of Hillside to protect the natural environment and provide open green areas. This great investment by NBC would be wasted if further approval is given to reduce landscape areas to this development.

Conclusion

The current as built house at 65 Hillside Road Newport is already exceeding the limits in setbacks and landscaped areas. In its current form it is already "Maxed Out". The non-compliance with the development standards will have a major negative impact on our amenity. Please keep in mind that our special environmental and residential areas need protection not over-development.

Cassandra & Luigi Prezioso
40 Hillside Road Newport

