

Northern Beaches Council

16th November 2021

725 Pittwater Road

Dee Why

NSW, 2099

Accessing Officer – Julie Edwards

DA 2021/1824

Dear Julie

I am writing in response to the Development Application DA 2021/1824. After reviewing the drawings and supporting information I have some issues to discuss.

1. Bulk and scale of the rear (east) of the build.

The drawing clearly shows the alterations are outside the 45degree Side Boundary envelope.

Could the external staircase on the north eastern corner be included in the balcony extension?

2. Shadow

More is more and winter is long.

3. Earthworks

Stability and maintenance of existing building and current retaining wall on the southwest corner of the development whilst removing earth to increase the lower ground floorspace.

Will there be an impact on the subterranean flow path?

Retaining wall on the southern fence line. What material will it be constructed from?

4. Privacy

Window placement on the southern wall, east of chimney, ground floor. Also, first floor, west of chimney, dressing room.

Privacy for both the residents and neighbours would be improved by lowering the build of the pool and cabana by the height of the cabana piers. The plans clearly show the land is sloping from top to bottom. Several steps to another level would allow the change.

Height poles can be utilised to indicate the roof lines of both the house and the cabana, and they would also indicate the elevation and reduce the height of the building works.

5. Landscaping Plan

Is this available? I would like to know what plants are being used, to understand the height factor suggested. I do not wish to have increased shadowing in the future.

We trust our concerns will be considered when you consider this development.

[REDACTED]