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Sent: 2/11/2021 6:44:10 PM
To: DA Submission Mailbox
Subject: Online Submission

02/11/2021

MS Elizabeth Maxworthy
51 - Grandview Drive Grandview DR
Newport NSW 2106

RE: DA2021/1810 - 49 Grandview Drive NEWPORT NSW 2106

51 Grandview Dr
NEWPORT
NSW 2106

Planning and Development Department
Northern Beaches Council

SUBMISSION RE: PROPOSED DA 2021/1810 49 Grandview Drive Newport
Impacts to 51 Grandview Drive Newport

The following comments are submitted regarding DA 2021/1810 and their impact on 51 Grandview Dr Newport.

1. DA 2021/1810 has shadow plans that do not include newly constructed private outside space or extension of balcony as approved at DA 2020/0475 at 51 Grandview Dr. These important areas of private outdoor space were specifically designed to increase solar access of 51 Grandview Dr as it lies on the southern side of 49 Grandview Drive. Even without including these areas, the 0900 winter shadow diagram indicates that there is substantial additional shadow on the roof. The 1200 shadow diagram shows substantial loss of winter sunlight (more than 50%) to only living space of 51.
2. DA 2021/1810 does not indicate replacement of existing privacy screen on the timber deck that will be replaced at rear of 49.
3. DA 2021/1810 indicates that external stairs down from proposed new deck run parallel to the boundary fence and the windows of the main bedroom of 51 Grandview. There is only 3metres between houses. The position of the stairs is also contested on the basis of noise. There can already be high level of noise into the main bedroom of 51 that comes from 49 Grandview's paved recreation space and use of their side path.
4. The blocking up of existing windows on the SW side of the ground floor that currently overlook the bedroom and lounge areas of 51 Grandview is noted. However, the proposed windows on new 1st floor will overlook newly constructed private outdoor space (not on plan) and main bedroom of 51 Grandview.

Therefore, to reduce the impact of DA 2021/1810 on 51 Grandview Dr, it is requested the following be considered prior to approval of plans and that solutions be initiated-

- All relevant plans and documentation for DA 2021/1810 be modified to include new private outdoor space at 51 Grandview Dr and approved extension of existing balcony at 51 Grandview Dr (DA 2020/0475). This will enable an accurate assessment of the impact on my property with regard to privacy, noise and solar access, at proposed elevation.
- The loss of solar access to living area of 51 is considered excessive.
- Proposed windows overlooking 51 Grandview Dr main bedroom be relocated or frosted if the line of view falls below roof line of 51 Grandview.
- Proposed external stairs be redesigned so that vision to 51 Bedroom is blocked and that they be constructed in low volume/ non resonant material.
- Rebuilding of existing deck @ No 49 Grandview includes replacement of existing privacy screen.

Yours sincerely

Elizabeth Maxworthy
2/11/21