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To: DA Submission Mailbox
Subject: Online Submission

15/06/2024

MR Paul Witney
36 Little Willandra RD
Cromer NSW 2099
[REDACTED]

RE: DA2024/0703 - 34 Little Willandra Road CROMER NSW 2099

1. The Plans do not show two important Sewerage easements. One, the Sydney Water Cromer Sub Main. This is directly under the proposed development, and two, the Sydney Water sewerage line, that services our property.

This sewer line appears to be directly under a proposed concrete pier for one of the proposed structural posts. This sewer line runs adjacent to the stormwater easement, (shown on the plans) and is even closer to the dwelling than the stormwater easement.

2. Part of the proposed development, which is connected to the dwelling, is outside the allowed building envelope.

This could result in damage to Sydney Water sewerage infrastructure, including the sewerage line to our property, as well as other concerning impacts, as listed in point 4 below.

We strongly insist that council implement the building envelope requirements and that any modifications to plans reflect this.

3. The applicant, Emma, approached us some months ago, to discuss her plans. At that time she agreed to a solid screen, on the southern side of the deck, which is adjacent to our pool area. This was for both her, and our privacy and noise reduction, particularly considering how high above normal fence line and close to the property boundary, the proposed development is.

There is no mention of this privacy screen in the plans.

We would insist that this be specified in the plans, if approved.

4. We were not aware that there was to be a roof over the proposed decking. This will have a major impact on shading on our property, particularly as the proposed development exceeds the allowed building envelope, along the northern boundary of our property. The impact of this will be most evident through Autumn, Winter and Spring months.