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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

10/11/2021

MR Jonathan Glanville  
554 Pittwater RD  
North Manly NSW 2100  
[REDACTED]

**RE: DA2021/1870 - 552 Pittwater Road NORTH MANLY NSW 2100**

To the assessing officer,

As the neighboring property immediately joining the northern boundary of the development we have concerns about its proximity to our dwelling, specifically our south-western corner, which is our master bedroom, and the possibility that a window will be placed within 2-3 meters of this room which features low window sills. Currently a tree and large shrubs protect our privacy. It is difficult to ascertain from the plans, if the north-facing window to the main living area of the "loft" level will be at the same height - or lower, or the north facing window of the main house living area would be directly opposite - either way it would be unreasonable to have to live with the curtains permanently drawn in this room. Are there plans to extend the current fence line, or provide vegetation in this area?

We also have questions about the ramifications to our front border with the development. There are 2 very large boulders that cross this border and we're unsure if these boulders will be completely removed or cut in half. The upper, larger boulder forms a natural boundary at the end of our front patio, and the plans are unclear as to what this border will look like - currently there is a fence that doesn't extend to this area or further towards the front of the block. We also note the safety concerns raised in the geotechnical report for rockslides and for these boulders to roll, causing potential damage to our front garage as well as retaining walls we have in our front garden - that could also be impacted by the general excavation process. With 4 young children we also have concerns about the drop off into the deep excavation and assume that fencing will be erected during this stage of the development.

Another item for consideration is the placement of the pool. Earlier this year a sewage line blockage caused raw sewage to leak into our backyard from this property. When Sydney Water came to clear the sewage line we were told that the rear shed had been built illegally over the access point, meaning they had to pump from another point a distance away. This shed is approximately where the new pool is placed, although I note the pool is slightly further from the rear boundary - which may have addressed this issue. We also hope that a plan is in place for overflow from the pool during heavy rain events, as this water would flow directly into our back garden.

We'd also like to note that we are not against the development. We have been expecting an application since the property was purchased and feel it is generally sympathetic to the surrounding area and well planned. We'd just like clarity around the issues raised above.

Regards,

Jon Glanville & Amber Muir