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**From:** john nolan  
**Sent:** 4/02/2022 10:57:49 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Development Application Response

Re DA2021/2622  
65 Hillside Road Newport 2106

Attn Kye Miles

From John Nolan and Diane Nolan  
42 Hillside Road, Newport

**General Comments:**

We do not support parts of this DA for the following reasons:

The existing house already exceeds allowable limits in several respects:

1. The front set back "granny flat" is 3.37m, but should be 6.5m
2. The rear set back deck is 0.802m, but should be 6.5 m
3. Side set back south "granny flat" is 0.103m, but should be 1.0m
4. Side set back south primary dwelling is 0.456m, but should be 1.0m
5. The landscaped area of the entire lot is only 39%. It should be 60%.
6. The impervious area is 61% of the lot. It should only be 40%.

It can be seen then that there are some very significant concessions already existing in this house. It would be difficult to rectify these matters, but Council should not allow any further ignoring of building guidelines. Some of the more ambitious requests for building concessions in this development proposal are:

1. Height of upper floor roof south to be 10.104m, allowable is 8.5m
2. Height of privacy screen ground floor to be 9.868m, allowable is 8.5m
3. Built upon area to be 329.49 sq m; but the allowable is only 192.64 sq m
4. Landscaping to be just 152.11 sq m (32%); the required is 288.96 sq m (60%).

The above four points are all outside Council's guidelines; points 3 and 4 in particular. We urge that they not be allowed.

**Specific Comments:**

1. The proposed two storey "granny flat".

We object to this proposal. From our perspective directly across the road this would detract greatly from the streetscape.

We have lived opposite number 65 Hillside Rd for the whole existence of that house and know its history. The one-storey building on top of the garage was only ever approved as a storage area, never for residential use. Successive owners of the property have tried several times to have someone live in it and have been ordered by Council to vacate it each time. I believe it is still a storage area, and should remain so. For Council to allow a granny flat separate from the main house to be built just 3.37m back from the front lot line sets a dangerous precedent. Furthermore, to build a second storey on that storage area as proposed in this DA would create an appalling visual impact. There would be three storeys of building, most of the width of the block, just 3.37 metres from the street. No other house in Hillside Road presents such a streetscape.

**2. The proposed concrete slab adjacent to the proposed pool.**

We do not feel that this is appropriate. There is currently a grassed area, measuring approximately 6 metres by 8 metres, between the garage/storage room and the main house. This is the largest permeable area on the lot, and the only grassed area. We can understand the desire for a pool, which would take about half the grass. The remaining grass area should be left as is, not covered with concrete. There is no reason for the concrete, as a moveable timber deck is already proposed for that area.

**Conclusion:**

The impression given by this DA is that as much as possible of this lot is intended to be built on, covered, and made impermeable, way beyond the limits required by Council.

As stated above, these limits have already been greatly exceeded.

We do not support the external additions proposed for this house. They are not in keeping with leafy Newport.

John and Diane Nolan  
42 Hillside Rd  
Newport  
