
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/02/2022 12:44:45 PM
To: DA Submission Mailbox
Subject: Online Submission

04/02/2022

MR Julian Levy
63 Hillside RD
Newport NSW 2106
[REDACTED]

RE: DA2021/2622 - 65 Hillside Road NEWPORT NSW 2106

Development Application #: DA2021/2622

Subject Property: Lot 46 DP 9224 65 Hillside Road, Newport, NSW 2106

We have reviewed the proposed Development Application at 65 Hillside Road, Newport in great detail and have the following comments:

1. We support the proposal to modernise the property both internally and externally by upgrading finishes and adding privacy etc..
2. Landscaping - we are very concerned that the landscaped (permeable) area will be reduced from 39% to 31.6% of the total lot area. We understand that although the Pittwater 21 Development Control Plan requires the Landscaped area to be at 60%, the existing approved dwelling occupies a significantly greater percentage of the lot. With this in mind, we believe that it would set a very dangerous precedent to approve a further reduction in landscaped (permeable) area.
3. Building lines/Set backs - the existing approved dwelling does not meet the "Allowable" set backs on the front, rear and south of the property. This is an existing condition but we are concerned, in particular, that the addition of the upper floor of the secondary dwelling on the property line (with only a 10cm set back) will have a negative impact on our property. It also appears that the proposed addition of walls to the rear decks (in order to create a Laundry and the Sauna) will allow further build out in areas which are very close to the rear boundary of the lot backing onto Kanimbla Reserve.
4. We understand based on existing Council approvals that the "Secondary Dwelling" in the proposal is currently designated as a "Storeroom". As such, were it to be re-designated as a "Secondary Dwelling" or a "Granny Flat", we assume that a change of use would be required. We also understand under the Pittwater 21 Development Control Plan (section C.1.11 Secondary Dwellings), that if the Secondary Dwelling is separate from the principal dwelling, only 1 storey is allowed. Furthermore, we have read that a Secondary Dwelling above a detached garage should not be not supported.

We would appreciate it if the Council Planning Department could consider our comments when deciding whether to approve or amend this Development Application.

Sincerely, Julian & Sara Levy