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**From:** Malcolm Rolls  
**Sent:** 12/10/2023 11:06:39 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED DA2023/1329  
**Attachments:** DA - 52 Hilltop Road.pdf;

Dear Sirs

Please find attached my objection to the above DA, should you require any further information please do not hesitate to contact me [REDACTED]

Kind regards

Malcolm Rolls

10 October 2023

56 Hilltop Road  
Avalon Beach  
NSW 2107

Northern beaches Council  
Email: [council@northernbeaches.nsw.gov/au](mailto:council@northernbeaches.nsw.gov/au)

Dear Sirs

Re: DA2023/1329  
Lot DP 29517 & Lot D DP 413722 52 Hilltop Road Avalon Beach  
Alterations and additions to a dwelling house including construction of a studio and two car ports.

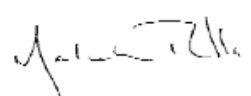
I have received notification from yourselves of the proposed Development described above. My first reaction is that it appears to be a gross overdevelopment of the existing site.

Reference to the Geotechnical Report, Item 7, states that sheet wash from the slope above the house would be intercepted by the street drainage system, however following a storm on the 18 March 2022 the ground on the land above the subject property on the east side of Hilltop Road, slipped with the resultant ground water and clay slipping onto Hilltop Road and over onto the downhill properties. It should be noted that this problem still has not been fully resolved, so to carry out further deep excavations on the site will further change the natural topography of the hillside with a risk of further slippage.

I also have concerns regarding the position of the proposed fire pit close to the boundary with No 54 Hilltop Road, where a timber brush fence forms the boundary between the two properties, this would seem to be a fire hazard.

I would finally comment that the 'car port' proposed directly adjacent to Hilltop Road is not only invasive due to its position and will directly alter the streetscape, the term car port is misleading as it appears from the plans to be a garage, as the structure is not open but is enclosed with FC sheeting and timber battens, it is also shown to contain a work bench and storage space which would not be acceptable in a car port.

Yours



Malcolm Rolls