
Sent: 22/09/2020 9:49:14 PM
Subject: DA2020/0941 and DA2020/0900
Attachments: submission2020.doc;

Good morning,

Please find attached our response to these applications.

Can you please let me know the best way to discuss the response to our question on the proposed developments access to the stormwater easement on our property. This is not explained in the plans. I understand we will not receive a direct response to the query in the attached letter, and I cannot see the engineers report on the DA application on the council website.

We are very concerned that the developers are planning to access our property to complete the storm water connection, and we have not been contacted or discussed this with anyone involved. We really require further detail on the proposed pit that is on the storm water plans, adjacent to our property, 5 Cambridge Ave Narraweena.

This question relates to both the applications, as it appears that both will require access to the easement on our property.

I appreciate your help with this and hope to hear from you soon. My mobile is 0424 645 531.

Regards,
Danielle Steedman

15 September 2020

General Manager
Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Att: Nick England

Dear Nick,

DA NO: 2020/0900 and 2020/0941

**PROPOSED: CONSTRUCTION OF A NEW DWELLING ON PROPOSED LOT 1 AND LOT 2
PREMISES: 4 CAMBRIDGE AVENUE, NARRAWEENA**

We refer to the above Development Applications lodged in August 2020. We are the owners and occupiers of No. 5 Cambridge Avenue immediately to the south of the subject site. We have reviewed the plans and relevant Council information and object the proposal on the following grounds:

- Impact on Vegetation
- Access point for easement
- Inadequate Vehicular crossing width

In this regard we provide the following specific comments:

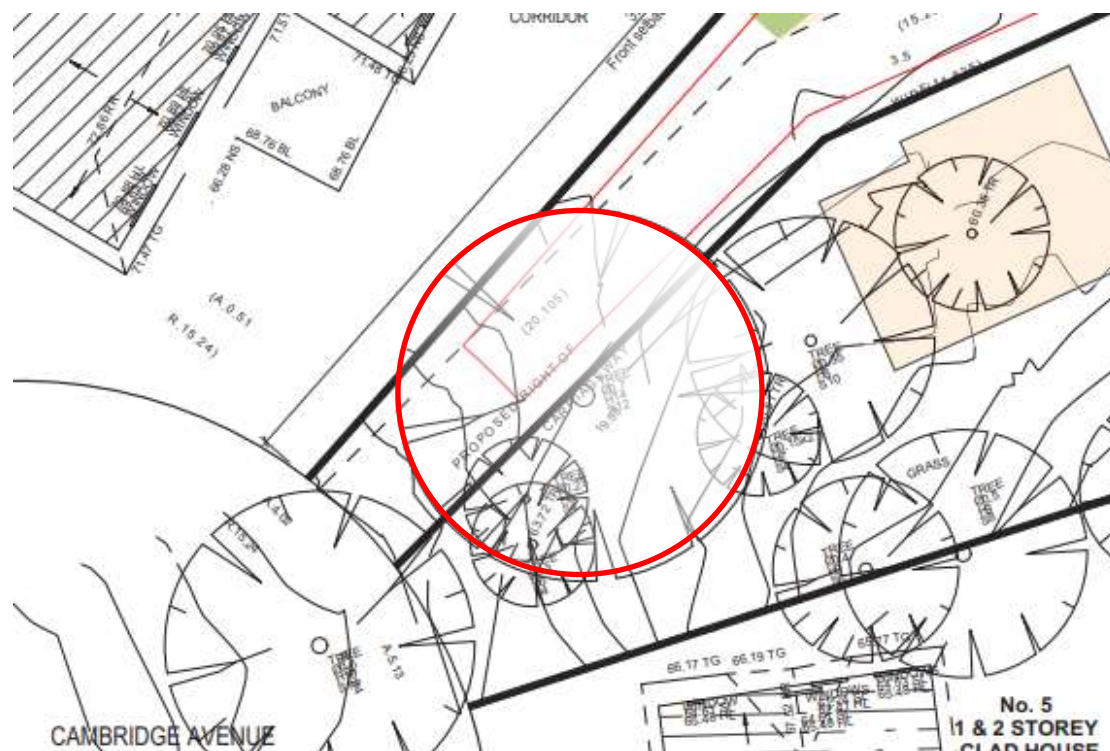
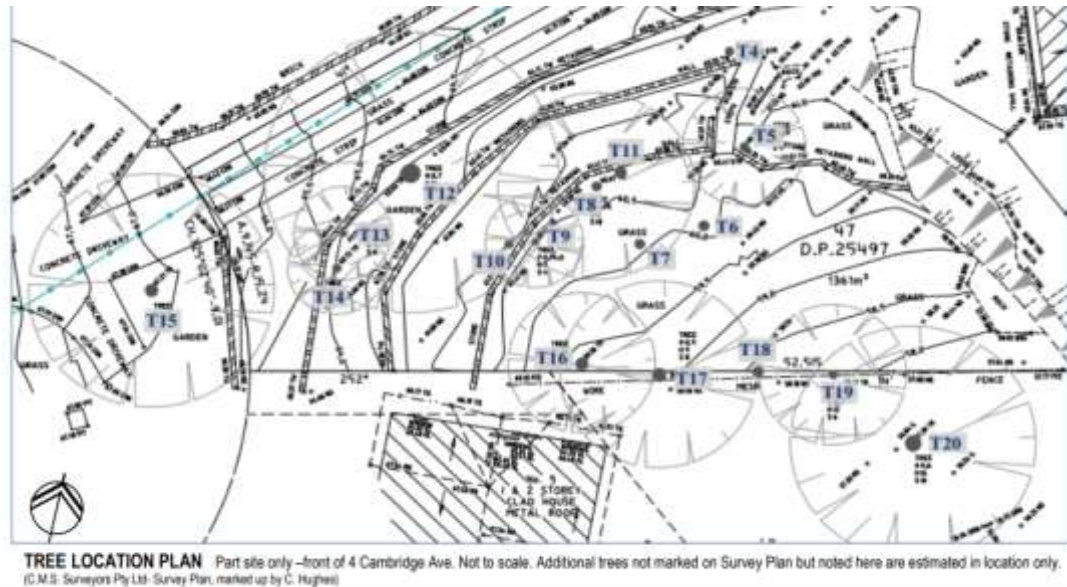
Impact on Vegetation

There are a number of significant trees on the site which should be protected. Specifically, Condition 11 of the original subdivision consent (DA2018/0130) provided:

- i) *Detailed design of the new driveway is to incorporate retention of Tree 12 Angophora costata as identified in the Arboricultural Impact Assessment dated July 2016 prepared by Urban Forestry Australia*
- ii) *Plans are to indicate an amended alignment which provides clearance to the tree trunk and indicate construction techniques such as pier and beam or lintel to enable structural roots to be retained in consultation with the Project Arborist.*

Tree 12 (Angophora costata – Sydney red gum) is located immediately adjacent to the driveway and we have concerns over the potential impact of the construction of and location of the driveway on this tree. This application has not been supported by an arborist report as would be expected. Further the driveway plan submitted (prepared by Taylor Consulting) does not depict any trees.

It is considered that the application is lacking considerable detail and information as would normally be required.



Access to Easement

The survey plan submitted with the application, depicts the 'natural watercourse (now piped)' commencing within our property boundaries at No. 5 Cambridge Avenue). The survey plan does not indicate that the watercourse extends into the boundaries of No. 4 Cambridge Avenue (subject site). Confirmation is required as to how the proposed stormwater will be connected into the easement without accessing our property.

Vehicular Crossing

The subject site utilises an existing vehicular crossing onto Cambridge Avenue. This vehicular crossing is also utilised by the properties at No. 3 and No. 5 Cambridge Avenue. If approved the vehicular crossing will service a total of 4 dwellings. The crossing has a width of only 3.0m at the street frontage and the proposed development will result in increased vehicular conflict. It is considered that the vehicular crossing should be upgraded to an appropriate width to allow safe and convenient access for all properties.

We look forward to discussing this proposal and its impacts in further detail.

Regards

Danielle Steedman & Alexander Hayes
5 Cambridge Ave
Narraweena
NSW 2099