
Sent: 29/07/2020 8:58:12 AM
Subject: Roger Bowie Mod 2020/0294 Submission
Attachments: Richards Carport Fence Drainage Proposals Final 19.7.2020.docx;

**Attention Ashley Warnest,
Planner.**

**Re: Notice of Proposed Development at 5 Reid St, Seaforth
Mod 2020/0294 – DA2018/1193**

Dear Ashley,

We thought this is the right time to write a submission to you regarding the above Development Application.

Following our initial telephone conversation with you on Friday, 17 July, 2020, we wrote a letter (please find attached) to our neighbours Carol and Peter Richards which we handed to them personally on the morning of Monday, 20, July. They promised to read it and get back to us. We thought that a personal approach inviting them to a conversation around the issues concerning us was the best way forward. Unfortunately, this has not yet happened and given the upcoming closing date for submissions we thought it best to now send this letter as a submission to you.

While we realise that certain items raised in the letter do not fall into your area of responsibility we thought it best to send it to you in full in order that you may have a well rounded understanding of the issues we are addressing.

We tried unsuccessfully to contact you last Friday, 24 July, but hoping now that this email finds you. We will follow up with a phone call later today and keep you updated on any developments.

Could you please respond acknowledging receipt of this email and the attached submission.

Regards,
Roger and Robyn Bowie
7 Reid St
Seaforth 2092

Mob:
Roger 0405 264 640
Robyn 0427 076 098
LAN 9948 1704



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19.7.2020

Re Peter and Carol Richards Proposed Carport, Fence and Drainage Issues

Dear Carol and Peter,

We are writing to you in regard to your upcoming plans to build a carport and in order to better understand your intentions for any fencing along our shared boundary.

Firstly, the proposed carport:

We have just received notification from Council of the proposed carport (Notice of Proposed Development, Mod2020/0294 – DA2018/1193) and we have accessed the plans. When, some months ago, you said that your current under the house garage was unsuitable and you now intended to have a carport, you indicated that it would be on southern boundary. Thus it has come as a surprise to us to learn that this is not the case and indeed it will be along our shared boundary. We would be interested to know why your plans changed.

Naturally, we were hoping you would ultimately have a pleasantly landscaped front garden full of shrubs and greenery, however, as seen on the plan, the proposed carport will now occupy a sizeable area of your front garden. We would like to understand its design – heights front and rear, structural columns, guttering arrangements for carrying off the water etc. Also, as it is something we will be looking down on from our front lounge room window and front balcony we would really like you to consider having a softer coloured Colorbond carport roof such as 'shale grey' rather than 'monument'. We realise that your house roof is in 'monument' but a softer colour tone in our opinion would blend more naturally into the surrounding landscape. After all, you also will be looking directly at your carport roof as it will be just below your front balcony.

Secondly, proposed fencing along our shared boundary:

We are feeling a certain anxiety about your intentions in relation to our shared boundary. Please note that we have no objection to the bamboo fence already in place between our back gardens. It ensures the necessary privacy between our two properties in that area and as we have well established camellias growing along our side, visually our side of the fence it is not unpleasant.

However, the rest of our shared boundary down to the front boundary raises some uncertainties and questions for us. As discussed on the afternoon of June 25 we said that we would very much wish to be consulted on your future intentions regarding the construction of fences along our shared, common boundary.

Subsequently, we sought advice from Northern Beaches Council who directed us to the Community Justice (and mediation) Centre. They advised us that the best way forward was a short note (though this is becoming a rather longer one) to you stating the following: **"We wish to advise that there be no fence building without prior consultation"** (CJC advice guideline).

We do appreciate that you want finishing touches to your new property (including some form(s) of fencing) that makes it attractive, enhances it and is practical but as you must surely appreciate we have interests as well. We believe friendly discussion

including possible compromise on both sides as important to maintaining neighbourly relationships. For example, we accept your offer, Peter, to continue to attach your bamboo style fencing panels to the existing wire boundary fence down to its end but **keep it at the same height of the existing wire fence.** This will give you the continuity and 'look' you seek while not being too visually jarring upon us. How to proceed beyond that to the front wall should be open to discussion. Maybe a line of standing shrubs would be sufficient? As the proposed plans for your carport are now 'on the table' this seems a good time to have an open conversation about this matter also.

Thirdly and finally, drainage of the front garden area:

As you know we have had a long time water penetration problem in our lower garage. Our low front white wall is in fact the southern side wall of this garage. It is, of course, also part of the boundary between our two properties. This year we have put in a special effort and expense with some success attempting to seal both inside walls of this garage and your new drainage system down the northern side of your house may also now be helping by taking all downpipe water to stormwater drains or tanks. However, in heavy storms water still penetrates the soil in your front garden area and impacts on the inside of our garage wall at the floor level as well as releasing itself through relief holes in the lower sections of your front wall.

Of course, some of this water may be subterranean and difficult to manage but now appears to be the right moment to have a think about this problem. One suggestion might be to put some rubble drains in your front garden area which might direct water into your excellent, large, open grille, stormwater drains. We would like you to consider this suggestion as it may serve both our interests – we might have a little less water penetrating into our garage and you might have a little less water pressure against your front wall.

In conclusion:

Please understand that we are an old (you may prefer "odd") couple, though we believe that we are still young at heart, who have had, in Robyn's case anyway, a lifelong association with our property and disturbing the status quo, although inevitable, can create anxiety. We thought it better to be proactive now rather than reactive later and so we are raising these issues now rather than post facto when it is difficult to undo what has been done.

Please accept this note in the manner in which it is intended – to reach solutions to issues that impinge on us both while maintaining friendship and goodwill. We would welcome you to engage us in a conversation in order to allay our anxieties and give us reassurance as to your intentions in the above matters we have raised.

Regards,
Robyn and Roger Bowie
(your neighbours)