
Sent: 4/08/2020 3:26:22 PM
Subject: Concerns Re:Application Number: DA2019/0162

Dear Sir/Ms

I am emailing regarding the following:

Application Number: DA2019/0162
Address: Lot 39 DP 207049, 11 Wandearah Avenue, AVALON BEACH NSW 2107
Proposed Development: Alterations and additions to a dwelling house including swimming pool.

I am the owner of 86 Riviera Ave, Avalon Beach.

I am emailing regarding three issues that have arisen pertaining to this application:

Issue 1 refers to the following excerpt from the Notice of Determination dated 13 June 2019.

2. Amendments to the approved plans

The following amendments are to be made to the approved plans:

The 1.8m fence along the southwestern elevation is to extend only as far as the dwelling house; and

A 1.2m opaque glass pool fence is to be installed on top of the curved retaining wall.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Would you please clarify for me whether there is a time frame for these amendments to be met as this work has not yet been carried out?

Issue 2 refers to a unit, for heating the pool, that has been added to the works.

This second unit, a heat exchanger, is positioned near our front door and is loud. The noise level now prevents us from using our outside table and seating area.

I would like to know if this unit is within the noise limits set by council and whether it should be encased to lessen the noise impact?

Issue 3 regards the extensive excavation work that has been carried out without notice on the adjoining property, 11 Wandearah Ave, Avalon Beach.

This excavation work has been carried out between our two properties, down the side of our backyard steps. We received no notification that the work was planned.

I have attached two photos FYI.

My question is whether these excavation works need an approval before they are carried out and if so was this approval sought? The work is linked to the construction of the pool, with a drainage pipe from the pool running down the excavated area.

My concern regarding this work is that no attempt has been made to shore up or otherwise

protect and support my steps from possible damage caused by the excavation.

My further concern is that the excavations will result in the collapse of these steps, which lead down the side of the house, and subsequently undermine my house.

I would appreciate your response to my concerns.

Looking forward to your reply.

Regards,

Jenny Haigh

86 Riviera Ave, Avalon Beach
0412300217

