
From: Daniel Chesson
Sent: 30/01/2024 12:28:53 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED DA2023/0696 Concern with the Amended Plan (Att'n Gareth David)

Notice of Proposed Development – Amended Plans
Application No: DA2023/0696

Attention: Gareth David, Principal Planner

Dear Gareth,

We have received notification of the amended plans for the proposed development being Development Assessment of DA2023/0696, at Lot 16 DP 200638 60 Castle Circuit, SEAFORTH. We note that the submission close date is 31 January 2024.

I am the owner of 51 Castle Circuit, SEAFORTH.

Having reviewed the amended plans, we have some significant concerns, and in the absence of further information, we object to the amendment. The basis for the objection is as follows

1. The amended flora and fauna plan includes planning several significantly established trees. This raises concerns on two levels

- a. We are already in a significant fire prone area, and the introduction of more larger and established trees has the potential to increase the bush fire risk to our property and surrounding properties. This risk is unacceptable.
- b. The sketches of the proposed trees (large palm trees) have the potential to significantly impact our view. The sketches already show significant increases from the street scape and have the potential to impact our views and therefore reducing the value of our property.

We purchased our property 9 years ago with unobstructed views, and any potential to obstruct these will reduce the value of our property which is not acceptable. If the argument is placed that this may not happen in the immediate future, there remains an impact that the trees will eventually grow and obstruct our views which again, is unacceptable.

Finally, the proposed plans demonstrate that our view is south easterly facing. This is incorrect. Our view is easterly facing and encompasses 180 degree uninterrupted views from north to south.

2. Plans to remove significantly more rock from the site

The amended plans appear to require further digging into the existing rock face on the site. At this stage, we have not been presented with a plan that would minimise disruption during construction and how this rock face is intended to be removed. It would appear that significant jackhammering would be required for a long period of time. This has the potential to create significant noise complaints from neighbours. Given that many people are still working from home in the post-COVID era, significant and prolonged noise pollution from extensive jackhammering is not acceptable.

Overall, we are supportive of the development, however the development can not impact our views or the level of potential bush fire risk in the area. I am sure that the plans to remove more rock can be accommodated with appropriate

conditions of operation, including the duration of the works, and a limited timeframe during the day in which rock works can be undertaken

I am happy to discuss these concerns further at your convenience, and can be contacted on [REDACTED] or by return email.

Kind regards,

Dan

