
Sent: 28/01/2020 8:03:16 PM
Subject: DA2019/1202 Submission
Attachments: DA20191202WBrownMCabena.pdf;

Pls find attached a submission for DA2019/1202 at 9 Lolita Ave, Forestville.

kind regards,
Warwick Brown and Michelle Cabena

28 January 2020

Warwick Brown &
Michelle Cabena
7 Lolita Ave,
Forestville NSW 2087

ATTN: Development Assessment
PLANNER: Renee Ezzy
Northern Beaches Council

RE: DA2019/1202
Lot 1 DP 1241045 and Lot 10 DP 30959
9 Lolita Ave FORESTVILLE NSW 2087

As adjoining property owners to the property at 9 Lolita Avenue, Forestville, we would like to submit our concerns regarding the Development Application DA2019/1202. While we agree with the need for neighbours to be able to develop their properties for personal use, we feel that the proposal will impact our adjoining property significantly in the following ways:

1. Excavation of Rock for Lower Ground Floor/Workshop Room Construction
2. Height of Building in excess of 8.5m
3. Privacy Screens for Balconies
4. West Side Fence (between No.7 and proposed development at No.9)

Excavation of Rock for Lower Ground Floor/Workshop Room Construction

We are concerned about the proposal to excavate a large rock area for the construction of the lower ground floor/workshop room.

While the Geotechnical Assessment Report is acknowledged, we are concerned that the extent of the proposed excavations will negatively impact the structure and stability of our house foundations that share the same rock-shelf as the proposed excavations. In the event that any excavation is undertaken, we request that an excavation vibration monitoring system be installed to monitor excessive vibration levels that could damage our property.

Height of Building in excess of 8.5m

We are concerned that the proposal to exceed the 8.5m height of building limit is not conducive to the streetscape of Lolita Ave and the surrounding dwellings. The current 2 storey dwelling at 9 Lolita Ave, Forestville already exceeds the 8.5m height limit so to increase the height of the building further, by adding an extra storey at the front of the

dwelling and an additional 2 storeys at the rear of the dwelling would significantly alter the streetscape and existing roof-line of dwellings in Lolita Ave. When viewed from our backyard and the public reserve at the rear of the property, the dwelling will be a 4 storey dwelling with 3 open balconies and 1 enclosed balcony. The scale of the dwelling from the rear of our property will be overbearing and there are no other dwellings of this height and scale in the surrounding vicinity.

The site survey submitted as part of the development application incorrectly states that 7 Lolita Ave is a 2-3 storey dwelling. Our property at 7 Lolita Ave is only 2 storey.

Privacy Screens for Balconies

We request that all balconies on the western side have a full-size privacy screen of approximately 2 metres. The proposed height of 1.65m is not sufficient to provide privacy to our property. The current plans show no privacy screen on the lower ground level/ workshop level balcony. We request that this balcony also have a full-size privacy screen.

West Side Fence (between No.7 and proposed development at No.9)

The development application states that the current west side fences will remain unchanged. We are concerned that on the current boundary the retaining wall and fences are dilapidated and are at risk of falling and damaging our property, especially if excavations occur.

1. Street Level fencing - The current boundary separator is a retaining wall for No. 9 of a height between 0.5m and 1.5m extending a length of 16m from the street boundary. On top of the retaining wall there is a brush fence that is additionally 2m tall. The retaining wall is severely cracked and is dangerously leaning into our property. The fence on top of the retaining wall is an old brush fence that has deteriorated and is leaning further into our property. We request that the retaining wall be repaired/replaced to standard as part of the development application given that the development indicates that there will be excavation directly behind the retaining wall. We are also concerned that the old brush fence has significant gaps given that it is also a pool fence. We request that an appropriate pool fence is replaced atop of the new retaining wall.
2. Rear of Property fencing - The brush fence and the tennis fence on the boundary at the rear of our properties is also severely damaged. If the existing tennis court is to be replaced, we request that a new tennis fence be erected within the property of No. 9 and be setback from our boundary as per regulations.



Cracks in the retaining wall in multiple places



Brush fence and retaining wall leaning into No. 7 property. The top of the brush fence is now 30cm from our house wall, the base of the retaining wall is 1m from our house wall. The gate is where the excavation is planned.



Holes in the existing brush pool fence



DA2019/1202



Deteriorated existing tennis and brush fence between our property and No. 9 at the rear of the properties

We thank you for your consideration of these concerns and please don't hesitate to contact us further if more information is required.

with regards,
Warwick Brown and Michelle Cabena