

PAUL BOLLIGER

2177 Pittwater Rd
Church Point 2105

28 June 2020

David Auster
Acting Manager
Development Assessments
Northern Beaches Council

Dear David,

I would like to respond to the submission by Mr Ray White and Mrs Kay White, in relation to Modification of Consent, DA2018/1651 for 2177 Pittwater Rd Church Point.

In response to the first point about notification of the original development, this was indeed done by Northern Beaches Council, with notice displayed for the appropriate time, and letters were sent out, as can be seen from the Notification Map. The submission by Mr Merritt of 19 Eastview Rd Church Point indicates that this was so.

In addition, I have had numerous conversations with the Whites, about the development and its appropriateness. They indicated that they understood the development, and that there would be no implications for them.

In relation to the driveway and its design, I employed a Civil Engineer, a Town Planner, and an Arborist, to come up with a solution to the existing driveway, to satisfy Northern Beaches Council design criteria. I acknowledge that the existing driveway is steeper than desirable, and it was installed prior to my purchase of the property in 2017. My perception is that they are basing their dissatisfaction with the new driveway on the premise that the driveway would be of the same gradient. This is not the case - with the re-design it will be shallower, meeting the 1:4 requirement, and also the transition requirements.

Safety will be far improved with the new driveway, and the lights from any cars would be pointing away from the house, both up and down the driveway. There is also existing dense hedge that would prevent any lighting getting through to their house.

The assessment of risk to their property is based on one incident on the existing driveway, when a Landscape Contractor did not set his park brake properly whilst parked on the slope near the existing cottage. It rolled into, and stopped, on the fence at 2175 Pittwater Rd, next to my property, with minimal damage. The lower gradient of the new driveway not only means less braking noise, it lowers the driveway to below the height of the existing wall, and sturdy Viburnum Hedge. The challenging nature of this land profile required numerous discussions and strategies to come up with the desired solution, which is approved by Northern

Beaches Council, under DA2018/1651, and complies with all safety and design criteria.

In relation to drainage, the Engineering Plans for stormwater are comprehensive, and include an OSD for water detention and metering. These plans are included in the approved DA.

The comment about concrete does not recognise that the hard stand area is not concrete, but porous crushed sandstone or similar, as indicated in the Landscape Plan. The latest modification has increased the amount of soft landscaping and reduced the overall size and scale of the development by 88 square metres.

The demolition of the existing cottage will be done by approved Asbestos removal Contractors, if that is what is required. The cladding has not yet been assessed for asbestos composition, however it is my intention to do so, and to comply with all Northern Beaches Council requirements for demolition.

Please feel free to contact me if you have any further details needing to be clarified.

Sincerely yours,

Paul Bolliger

A handwritten signature in black ink, appearing to read 'P. Bolliger', with a stylized flourish at the end.

28/6/20