
Sent: 22/01/2021 8:19:07 PM
Subject: Online Submission

22/01/2021

MR Ian Heard
7 / 79-83 Foamcrest AVE
Newport Beach NSW 2106
iangheard@optusnet.com.au

RE: DA2020/1695 - 77 Foamcrest Avenue NEWPORT NSW 2106

My comments are on behalf of Strata 62757 as Chairman of the Strata Committee.
We have just three comments/requests for the moment:

1. We cannot find any reference to Asbestos hazards during demolition. As the old residence at 77 Foamcrest has what appears to be an asbestos roof and is likely to contain other significant amounts of the dangerous material, can you point us to the necessary inspections/reports to satisfy us as to how this will be dealt with during demolition.
2. Similarly, is there (or is there to be) a full Dilapidation Report at the expense of the Developer complete with photographs of all vulnerable walls and surfaces? Please note that the properties directly to the North of our Lots is also due for development and the same requests apply to that. Please advise.
3. Point 2 raises another considerable concern since 79-83 is likely to be 'sandwiched' between two extensive and noisy developments, what assurances can Council provide to our residents (some retirees and one shift-worker) that some co-ordination will be undertaken, should the projects coincide, that we will not have (eg) excavation or concrete pours at both sites simultaneously?
4. Lastly (for the moment), the existing boundary fence between 77 and 79-83 is in poor repair in one or two spots and the works (especially excavation) will certainly put at least parts of it beyond repair. We cannot determine the nature of any proposed fencing to replace the existing boundary fence. Are you able to advise how we may determine this and who is responsible?

Thank you for your attention and help,
IAN HEARD