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Subject: Online Submission

02/12/2018

MRS Martina Castle
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RE: DA2018/1803 - 141 Fuller Street NARRABEEN NSW 2101

30 November 2018
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: Development Assessment

Dear Sir/Madam

Development Application Number: DA2018/1803
Address: 141 Fuller Street Narrabeen NSW 2101

Noted below are concerns and issues I have in respect of the proposed Development Application.

1. General Impact of New Addition on 141A Fuller Street

1.1 New structure will be 3 stories in height. The east aspect of the addition looks directly into the backyard and entertaining area of my property. This addition also looks into the main bedroom on the second floor of my property raising privacy concerns in a number of areas.

1.2 New pool is located in the northeast corner of the property, 2 metres from my boundary. The elevation of the pool is such that it is at the height of the boundary fence. I have privacy issues with the proximity and height of the pool in relation to my property as pool overlooks entertaining area and backyard. No privacy screens are on the plans.

1.3 Height of the new structure is over 8 metres on the northern aspect. It is a solid concrete wall all bar one small window. This is a very visually imposing structure for this site. Per Statement of Environmental Effects D9 Building Bulk - there are minimal areas of continuous wall planes. From this same report, B1 - Wall Heights - says the proposed wall height does not exceed 7.2 metres from ground level. Also, Architects Statement, Point 3 - General Planning Code Constraints on Design says the maximum height of any wall is 7 metres. Question contradiction in both reports.

1.4 Query width and construction of new driveway access that is next to the house. Unable to determine this from drawings and see if existing concrete driveway that encompasses my land is altered.

1.5 Roof is to be constructed with voltaic roof tiles. Concern whether they are visible from our

second floor and the reflective nature of these tiles effecting visibility when looking out the windows.

2. Excavation

2.1 There is extensive excavation works required for the new addition. The Geotechnical Investigation Report deems the risk of excavation impacting surrounding structures and its likelihood as possible with the level of risk as unacceptable for property. I have serious concerns over the high likelihood of damage to my property, especially as excavation will be as close as 2 metres from my boundary. What assurance, protection and recourse is provided by the development applicant to ensure guidelines and insurance for damage to property is adequate and in place, as I am directly impacted.

2.2 Per Geotechnical Investigation Report, Point 1.2, there is construction of a new pool with excavation to a depth of 1.8m into the slope. Per Statement of Environmental Effects, D9 - Building and Bulk, there is no mention of pool excavation. It says excavation is limited to addition of garage and lower ground floor. Pool is therefore not addressed in the Building and Bulk section.

3. Stormwater

3.1 Question Stormwater and Sediment Plan. Diagram not indicative of actual stormwater drainage in place. Believe there is no existing stormwater line on eastern side of the property. Construction and implementation of this stormwater for this eastern area of the property is not addressed in Geotechnical Investigation Report or in any other document.

3.2 Stormwater flow and drainage has been altered in the past 2 years. Rainwater from the roof in the NW corner of the existing house is collected in a rain tank with overflow to a small drainage pit that was constructed in the NE corner of the property. Pit was subsequently connected to our easement. This has impacted our property with overflows from the stormwater pit, flooding our backyard and entertaining area and waterfalls over the cliff. Per the Development Application, all stormwater is to be directed through the existing stormwater line and easement. Current capture and easement is unsatisfactory and will be grossly inadequate for the significant volume increase that will be experienced with the extra roof space area/addition. Property is designated landslip, so water runoff and stormwater management are a high priority and concern. Management of water flows is crucial.

3.3 There is a garage at the lower floor of the new extension. If access to this garage is by a concrete driveway or other, how is water runoff captured and diverted as significant hardstand. Noted there is a strip drain at garage door level, but it is not indicated where this is channeled to and how dealt with. Significant rainfall will have a major impact on 141A Fuller Street without adequate collection and drainage plans.

3.4 Per Statement of Environmental Effects - Point C4 - Stormwater - runoff is not to cause downstream flooding and have minimal environmental impact. Question how this will be managed as there will be a significant increase in stormwater. Easement flows directly onto Lindley Ave. This street has no kerb and guttering, so stormwater cannot be contained or directed into existing easements and drainage. The impact on neighbouring properties below the new construction will be significant.

4. Driveway

4.1 New extension is extensive in size and excavation requiring use of heavy machinery and vehicles during construction. Access to the site is via a shared 70metre driveway which has a right of carriageway for 3 existing residences. Question the impact on access and damage to the concrete driveway and trees during construction as machinery and trucks will fracture and crumble the existing driveway as well as causing damage to existing trees. It is not constructed to carry such heavy loads and large sized vehicles. Blocking access to existing properties is also a concern.

4.2 Per Prelodgement Meeting PLM2018/0075, the specialist advice from the Landscape Officer comments that "the preliminary Arborist information identifies the trees only. No assessment is made of the impacts of driveway extension and new building works on the trees, which appear to be significant. Arborist Report to provide assessment of impacts". Arborist Report lodged with the Development Application does not mention or address any of these concerns. Would like these issues addressed.

4.3 Serious concern and issue regarding the Sydney Red Gum (*Angophora Costata*) that is at the street end of the communal driveway. This tree is a large and mature specimen of great prominence with it being over 20metres in height. It has a significant radius and tree root system that is near to the existing driveway and at driveway level. It would be significantly and irreparably damaged by heavy traffic, machinery and trucks. Also, if the services trench is amended or redesigned, consideration and impact on this tree in particular needs to be addressed. Tree preservation order and structural root zone needs to be considered.

4.4 Per Landscape Plan, existing access to the property is amended. Driveway is to be removed and new access is created closer to the existing house with an arc on the northern side. Part of the existing driveway that is removed is on my land. There has been no consultation or approval regarding this. Replacement with grass is acceptable at the expense of development applicant.

5. Fences

5.1 On the existing survey, there is a metal fence on the NW boundary, next to the driveway and development applicants current work shed. This was removed by the development applicant without our consultation or permission. Per Statement of Environmental Effects - D15 Side and Rear Fences - there are no proposed alterations to the existing fence structures on the site. It is assumed that no fence will be constructed on this boundary.

6. Other

6.1 Architects Statement - Point 12 - Provision of Services - comments on the upgrade of services which are currently under the existing driveway and that a temporary driveway may need to be constructed during period of building works. I do not approve for any such driveway on my land and consider council permission would have to be sought before any such undertaking is performed. Again, the consideration and impact on the trees is a major concern for both moving of services and creation of a temporary driveway.

Yours Sincerely

Martina Castle

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