
Sent: 12/01/2020 12:24:17 PM
Subject: ATTENTION PENNY WOOD - PLANNER
Attachments: SUBMISSION TO NB COUNCIL RE 96 CLONTARF - 2020.docx;
SUBMISSION TO NB COUNCIL RE 96 CLONTARF - 2020.pdf;

Dear Ms Wood

Attached is my submission regarding DA2019/1307 in response to your letter of the 2 December 2019.

I appreciate Council taking a serious view of the concerns outlined and look forward to an acknowledgement of this email and a reply in the near future.

Yours sincerely

Robyn Taylor

26 Urunga Street North Balgowlah

02 9949 2522

0412 477 026

26 Urunga Street
NORTH BALGOWLAH NSW 2093
11 January 2020

Penny Wood, Planner
Northern Beaches Council
PO Box 82
MANLY NSW 1650

SUBMISSION CONCERNS REGARDING - Lot 5 DP 23477 – 96 Clontarf Street North Balgowlah
DA2019/1307 – PROPOSED SWIMMING POOL

Lot 5 (No 96 Clontarf Street) is situated across the back of No 28, 26 and No 24 Urunga Street properties. Our property is situated due south and is the middle property of the three Urunga Street properties that form the southern boundary of No 96 Clontarf Street.

Under the current situation we have not had privacy due to the above ground pool's walkway and fencing. In fact, we are exposed to two fences and people using No 96's pool can look straight into our property. See pictures 1 and 2 below.



Our legitimate concerns comprise even more lack of privacy with the new inground/above pool walkway and fencing, the proposed pathway access up the existing boundary fencing. Our concerns also include rocks and sandstone strata and rock shelves that are part of the same formations and co-join our backyards in both properties. The major concern is that this co-joined sandstone formations and shelves will be affected by the same vibrations and excavations as referred to in The White Geotechnical Investigation Report (dated 14 October 2019). Drainage has always been a huge issue when there is an overflow from the current pool along with added issues from rainfall due to slope of the current land as outline in Plan L-03A.

Excavation of and removal of sandstone needs to be a major focus of the engineers and the guidelines need to be strictly adhered to in the construction phase of the new development. There certainly needs to be a guarantee that flow-on cracks or splits or any damage will occur to adjacent properties, especially ours as we share this common sandstone formation and shelves where excavation is needed for the new development and pathway. Drilling and removal of sandstone along with drainage from the proposed development should not pose any future issues for property No 26 or No 28, especially as the existing drainage has done.

Finally, there are means to ensure privacy, yet these are not addressed in the current development plans and fencing height along the boundary needs to address this – especially as a pathway opens up more exposure than before. In addition, so does the southern side of the proposed pool's walkway and fencing still. Drainage from the pool area and the natural landform needs further investigation as our property especially will be the catchment area due to heavy rainfall and an excessive overflow from the proposed pool as has been under the current drainage.

Value adding to properties is what a DA can do and value adding to our property is equally important as well. Whilst the current lack of privacy has always been a serious concern, discussions and review of what the current construction and future constructions are important to ensure all parties are able to value add and enjoy their environment. The White Geotechnical Investigation Report dated 14 October 2019 addressed many issues but does not consider the same rock formations co-joining the properties and must do so. Therefore, our major concerns are around privacy, excavation vibrations and damage to existing sandstone strata and shelves along with drainage.

Sincerely

Robyn Taylor

Owner of 26 Urunga Street Property and immediate neighbour.

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