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**Sent:** 27/10/2019 5:51:28 PM  
**Subject:** Online Submission

27/10/2019

MS Louise Howells  
66 Epping DR  
Frenchs Forest NSW 2086  
louise@lshowells.com

**RE: DA2019/1076 - 12 Gladys Avenue FRENCHS FOREST NSW 2086**

Dear Madam / Sir,

I am writing to express some concerns about DA2019/1076.

We live at 66 Epping Drive in the house that borders the north of what will be Lot 6 in this application.

Of particular concern is the risk of damage to our property from vibration and land-slip resulting from the large amount of excavation that will be required to make the steep land behind our house ready for building on.

The geotechnical report provided by the applicant talks about the "Area C" type land that will be developed on with slopes of more than 25 degrees. The report states "A Slope Instability Risk Assessment is required however, this has been carried out in a previous Assessment by Martens Consulting Engineers on 12/6/2018 and I confirm that this Risk Assessment may be relied upon and is attached as Appendix "C".

At Appendix C of the report there is some information about how the risk would be calculated and where the locations of the planned boreholes would be but no actual results of this Preliminary Geotechnical Investigation. Council must insist that these results are provided and provide an extension to the development application time to allow the result to be reviewed by the affected neighbours before this application is approved.

At no stage to my knowledge was access requested from the applicants to survey the geotechnical aspects of our property despite our house being less than 2 meters from proposed Lot 6. From where I sit right now I can see large floating sandstone boulders on loose soil that make up the vertical cut-away gouged out of the steep hill where our house is located. I'm not a geotechnical engineer but I would suspect that the vibrations on the scale required to excavate a similar amount of rock uphill from us would easily dislodge these large boulders. The geotechnical report itself admits as much stating "Recommendations in respect to the work to be carried out during excavation in rock and the effect on neighbouring properties will need to be considered as mandatory for works within the zone of influence of Areas B and C. Measures such as vibration monitoring may be necessary."

Council must request that these "measures" are declared and agreed by us as adequate before this application is approved.

Noted in the Statement of Environmental Effects report is the inadequate rear setback that any house built on Lot 6 would have.

"It is noted that the proposed building envelope of Lot 6 has a 4m setback to the rear boundary and that the dwelling located to the north of the site is located close to the rear boundary. Despite the non-compliance with the control the future building will have minimal impact on this dwelling to the north as the dwelling has been orientated to provide its private open space to the north western side of the site due to the topography of the lot to allow for a more level yard and entertaining area. As such the non-compliant rear setback will maintain amenity of the neighbouring property."

I appreciate the empathy shown by the report writer to the amenity of our property, however any house built on Lot 6 would be less than 5 meters away from our kitchen window. Due to the very steep block, a building that close would oppressively tower above the rear wall of our house. Quite frankly, it is going to be awful to spend time in our kitchen with either someone's huge wall or a bank of windows peering into our home. Council is welcome to come and look for themselves and will surely agree that the amenity of that part of our house will not be maintained. Council must insist that the regulation rear setback of 6 meters is applied to Lot 6.

We appreciate that the applicants have resisted the temptation to build a faux boarding house on their combined large blocks but we request that more consideration is given to the potential to severely impact the integrity and amenity of the properties to the north and north west of their development.

Sincerely,  
Scott & Louise Howells  
66 Epping Drive