
From: Sue Trahair
Sent: 5/11/2021 5:00:03 PM
To: Council Northernbeaches Mailbox
Cc: Jeremytrahair; [REDACTED]
Subject: DA2021/1814 letter of objection
Attachments: Trahair DA submission DA2021-1814.pdf;

Attention: Anne-Marie Young

DA2021/1814

Dear Northern Beaches Council

Please find attached our submission re DA2021/1814 for the proposed development at 58 Forest Way, Frenchs Forest.

We were not able to upload this on the 'make a submission' page.

Please don't hesitate to contact us if you need any further information.

Could you please acknowledge receipt of this email.

Regards

Sue & Jeremy Trahair

56 Forest Way

Frenchs Forest 2086

[REDACTED]

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SUBMISSION: TRAHAIR

a written submission by way of objection to DA 2021/1814

Mr & Mrs Jeremy & Sue Trahair

56 Forest Way

Frenchs Forest

NSW 2086

5 November 2021

Chief Executive Officer

Northern Beaches Council

725 Pittwater Road, Dee Why, NSW 2099

council@northernbeaches.nsw.gov.au

Dear Chief Executive Officer,

Re: 58 Forest Way, Frenchs Forest, NSW 2086 DA 2021/1814

WRITTEN SUBMISSION: LETTER OF OBJECTION

This document is a written submission by way of objection to DA 2021/1814 lodged under Section 4.15 of the EPAA 1979 [the EPA Act].

We note that a number of our concerns from the previous proposal (DA2020/1287) have been adequately addressed, with a much better design now proposed. However, the revised proposal still has some unacceptable amenity impact issues. Our main amenity concerns are:

- Solar Loss
- Visual Privacy loss
- Vibration impacts
- Waste asbestos and dust controls

Solar access

Shadow diagrams have been produced which are based on an existing 1.8 metre high solid fence. As per our submission to the previous development application (DA2020/1287) this is inaccurate as there is only a 1m wire mesh fence between 56 and 58 Forest Way, which does not currently produce any shadow. Overshadowing by fences must be taken into consideration. The shadow diagrams therefore

greatly underestimate the impact that the proposed development will have on our property in terms of solar access. Our solar access in our main private open space/outdoor area will be significantly reduced.

The BFF Town Planners Statement of Environmental Effects, September 2021, sections 2.2.4, 4.1.12, 5.4, 6 indicates that *“Good levels of solar access will be retained to all neighbouring properties”* and the *“proposal will have an acceptable impact when considering key amenity issues such asovershadowing.....and privacy”*. We do not agree that the impacts are reasonable.

One contributing factor to overshadowing is the additional height of the roof on the southern section of the development above Unit 3. This additional height does not seem to be necessary and impinges on the side boundary envelope, as shown below. The plans do not indicate the RL of this section of the development, but it appears to add approximately one (1) metre additional height. We request that this portion of the development be reduced to minimize over-shadowing.





2 CROSS SECTION 2
DA200 1:100 @ A1

Amenity - privacy

Large windows have been proposed on the southern side of the development at units 3 and 4. These windows will directly overlook our private open space and our habitable rooms. We note that the revised DA proposal has an increased number of bedrooms than the previous, increasing from 2 to 3 bedrooms for each unit, and hence constitutes a further increase in density. This increased density also impacts our privacy. It is considered that the private open space of the neighbouring dwellings could be protected through the provision of obscured glass windows.

We also note that large windows are proposed for unit 1 and access stairs to the first floor, with no proposed fence separating our property. A fence will need to be constructed along the length of the southern boundary for privacy reasons.



SOUTH ELEVATION
1:100 @ A1

Geotechnical study

We note the revised application includes underground parking which will require excavation, most likely through sandstone. We are concerned that the proposed excavation works may lead to adverse impacts on adjoining properties. We note the geotechnical assessment (Michael Adler and Associates, prepared 24/9/21, Reference 21/09798) has indicated in section '5.2 Excavation' that *"Care will be required to ensure that both the adjacent roadway and the immediately adjacent structures are not damaged when excavating the rock.....Buildings bearing on rock can be highly susceptible to damage from vibrations when rock excavations are made in the immediate vicinity"* and *"There have been many cases in Sydney where..... adjacent structures have been damaged"*

We agree with the geotechnical assessment, section '5.2 Excavation support' that an experienced geotechnical engineer or engineering geologist should observe the excavation as it progresses and that vibration monitoring will be required to limit ground vibrations. We ask that this be made a specific development consent condition.

We would also ask for a visual property inspection, by a qualified building inspector, prior to demolition and excavation to provide a baseline of the current status of our property.

Dust controls

The proposal documentation does not seem to address dust controls during construction, particularly for the proposed excavation. We are concerned that dust will impact our collection of native orchids which are located in a shade house along the northern boundary of our property. We ask that adequate dust controls be employed during demolition, excavation and construction.

Waste asbestos

We note that a waste management plan has been prepared, dated 12/9/20. This plan indicates that there is no asbestos present in the existing structures to be demolished. This is unlikely to be the case based on the age of the house and outbuildings. Our previous dwelling at 56 Forest Way, of the same vintage and construction materials as at 58 Forest Way, was found to have asbestos in the eaves, around the steel-framed windows and other areas. We were required to have an asbestos management plan prior to demolition of our house (over 18 years ago).

For the health and safety of neighbours and demolition/ construction workers we request that the asbestos be properly identified prior to demolition and appropriate management, disposal and tracking/reporting procedures be put in place. We ask that this be made a specific development consent condition.

Yours sincerely




Sue & Jeremy Trahair