
Sent: 14/12/2021 9:13:20 AM
Subject: RE: Mod2021/0875 - DA2019/0810 Lot 52 DP 22369 6 Hillcrest Place, North Manly
Attachments: IMG_0424 (002).jpg; IMG_0426 (002).jpg; IMG_0175 (002).jpg;

Thanks Phil for the link.

I note the following;

There is no height mentioned for the front fence which has been built to allow intruders to easily climb onto the roof of my garage to smash windows and home invade my home. In speaking with the builder he responded that he could do nothing about allowing easy access for home invaders, and specifically stated that the height of the front fence next to my garage would not be reduced. Why should the owner of 6 Hillcrest Place, North Manly allow home invaders to have easy access to my property? The same comment applies to home invaders gaining access to the residence of 6 Hillcrest Place, North Manly;

The height from ground level is difficult to measure as the builder has artificially raised the height of the property boundary line by dumping land fill, left over building materials including concrete, rocks, old sewerage piping from 6 Hillcrest Place, North Manly. I have raised this matter with the builder who simply replies 'I will return your property to the levels pre the current building works'. This has not happened and the certifier is using the 'un-natural levels' in the drawings;

Measurements indicate that a reinforced 150mm wide concrete wall to a height of 4 metres has been built along the boundary line without any consultation with me. Who approved this why?;

The boundary fence should only be 6 foot high along the natural boundary line, as was the old boundary fence – refer photo 0175 attached and when expanded you can see some of the old fence and the angle of the natural boundary decline from the front of the properties;

The owner of 6 Hillcrest Place, North Manly now wants to add another .8m on top of the 4 metre wall plus another 1 m of balustrade making a total height of some 5.8m. The certifier is now saying that the height of the building construction to date fails Health and Safety Requirements and therefore has to add another 1.8 m in height to satisfy Health and Safety requirements. This is totally stupid. Who approved the 4m wall in the first place and whose responsibility is it if it fails the Health and Safety requirements? It should not be the owner of 4 Hillcrest Place, North Manly to provide the required Health and Safety solutions;

The drawings fail again to indicate the height of the railing/balustrade on the steps;

The poor quality building standards applied in the construction has allowed the builder to pipe rain water from the roof of 6 Hillcrest Place, North Manly drain onto my property – see photo 0424 attached;

The height of the railing at the top of the stairs in the attached phot indicates a concrete 'railing' of some 1.05m which satisfies Health and Safety requirements. A height higher than that will totally remove sunshine and airflow on the first level of my veranda. This veranda is also used to dry washing, BBQs, eating, and sitting in the sunlight to warm up during the winter months. The removal of the northern sunshine and airflow will destroy my usage of the level 1 veranda which has been used for many years (40years+);

The air vent from the sewerage system of 6 Hillcrest Place, North Manly is set 300mm below the level of the roof. The sewerage air vents are required to be some 300mm above the roofline of any house. During the building activities at 6 Hillcrest Place, North Manly supports for the air vent were removed by the builders and the sewerage air vent is still 300mm below the level of the roof – refer photo 0426

attached. The foul smelling odours from the sewerage air vent are constant and inhibits us using the level 2 veranda.

As indicated by you during our phone call Monday 13/12/21, you will contact me when you plan to inspect the 'boundary fence'.

Thanking you

Jeffrey Lock
4 Hillcrest Place,
North Manly
M: 0424347420

From: Phillip Lane
Sent: Friday, 10 December 2021 15:35
To: Jeffrey Alan Lock
Subject: RE: Mod2021/0875 - DA2019/0810 Lot 52 DP 22369 6 Hillcrest Place, North Manly

Hi Jeffery,

Please see the hyperlink this development application click on documents and click on Plans - Master Set - Amended

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=2042544>

Regards,

Phil Lane
Principal Planner

Development Assessment Team
t 02 8495 6506 m 0419 495 152
phillip.lane@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Jeffrey Alan Lock <jeff.lock@bigpond.com>
Sent: Monday, 6 December 2021 9:29 AM
To: Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: Mod2021/0875 - DA2019/0810 Lot 52 DP 22369 6 Hillcrest Place, North Manly

Phil Lane

I tried to call you, left my phone number, and ask for you to call me back – but you have failed to do

so. The purpose is to discuss what is meant by 'Balustrade'. Is it meant to be a reinforced concrete wall 150mls wide by 2+ metres in height by some 6+ metres in length, and covering windows – see photo attached. Fortunately this was removed by the Certifier after I spoke with them.

The above proposal is more or less rebuilding the wall again but using the word 'Balustrade' which should only be to a height of 1 metre above the appropriate FFL.

It is painfully difficult to determine the FFLs for the 'Balustrade' and I need further definitions to determine the appropriate FFLs – otherwise the property owner will establish his own interpretation of the FFLs and instruct the builders to build the 'Balustrade' accordingly to his interpretation.

My understanding is that the 'Balustrade' is required for Health and Safety reasons – but I disagree as for example at the top of the new stairs and for a length of 1.5 metres along the landing there is already a wall some 1 metre in height which provides suitable Health and Safety requirements. The addition of a 1.8m Balustrade on top of the 1 metre high wall is unacceptable and will totally remove sunshine and airflow on the first level of my veranda. This veranda is also used to dry washing and the removal of the northern sunshine and airflow will prevent the washing from drying.

The attached photos show a reinforced wall that was to cover a significant area of the high windows on the side of my garage which would have removed the northern sunshine and interfered with airflow within my garage. These windows were built many years ago and ensured privately to both the residents of 4 and 6 Hillcrest Place, North Manly. It is important that these windows will not be covered at all by the any future 'Balustrade'.

As the owner of 4 Hillcrest Place, North Manly I reject the propose building of the 1,8 metres balustrade for the following reasons:

There will be total removal of the northern sunlight, and significant impact of air movement on level 1 of my veranda which I use for clothes drying, BBQing, and eating.

In wintertime this will be more pronounced as there will be significantly reduced sun which we use to warm up;

Affecting my day to day living requirements - drying of cloths, sitting in the wintertime sun to warm up particularly during winter time;

All other balustrades in the North Manly area are only approxly 1metre height which provides adequate Health and Safety requirements;

The work conducted so far on 6 Hillcrest Place, North Manly has raised the level of the sloping ground level boundary by 5+ metres and on top this, this proposal will add an additional 1.8 metres taking the increase in height to some 6.8 metres above the sloping ground level boundary. I strongly object to this proposal;

The proposal is totally silent on the physical components of the Balustrade – and this also concerns me as a reinforced concrete wall 150mls wide by 1.8 metres in height by some 6+ metres in length, and covering windows is not a balustrade and consequently I absolutely reject this proposal.

Following our phone call today you indicated that we have requested further information and drawing plans from the owner of 6 Hillcrest Place, North Manly and the certifier.- which were required by Friday 3 Dec 21 but to date not received. When this information is provided you indicated to me that you will forward me a copy for my review and comments.

Regards

Jeffrey Lock

Ph: 0424347420

Email: jeff.lock@bigpond.com

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)





