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Subject: Online Submission

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RE: DA2020/0945 - 6 Reid Avenue NORTH CURL CURL NSW 2099

10 September 2020

Anthony Roberts
17 Playfair Road
North Curl Curl NSW 2099

RE: DA 2016 / 0408 - Subdivision (Construction of a Boundary adjustment) - Notice Response

I submit on behalf of the owners of 17 Playfair Road, which is west of 4 Reid Avenue. We are in receipt of the 'NOTICE OF PROPOSED DEVELOPMENT' dated 24.8.20 and have reviewed the documents currently on Council's website. We wish to register our concerns about this Subdivision DA

As an overview, we note and question the following:

- The DA cites 'Construction of a Boundary adjustment' - more accurately, isn't this a Torrens Title Subdivision given the works required (driveway, demolition and building alterations to the garage between the 2 properties and screening landscape works to the boundaries)?
- The documentation provided cites that it is a complying application and we query whether the documentation provided is sufficient for complete neighbour 'Notice' review and more importantly, is adequate for Council's assessment?
- In our recent experience with Council, Subdivisions attract greater Council scrutiny given the potential risks and consequences that exist or transpire in the future especially, with a view of the interests of:
 - a. Council's role, accountability & responsibility
 - b. Neighbours - amenity, compliance & EHS risk
 - c. The event of ownership change
 - d. Applicants - relying on Council's direction to satisfy compliance and potential risks
- While initially Council's website stated 'no referral responses required', we notice that Building Assessment and Engineering have since uploaded referrals - do these represent the limit of their assessment?

The details of our concerns and questions are:

1. Proposed and existing Boundary conditions:
 - a. The wall that supports 4 Reid's land is unstable and contaminates 17 Playfair's land
 - b. Further, we note the site/s designation of 'landslip' risk
 - c. 4+6 Reid's western boundary encroaches Playfair Road properties - 19, 17, 15 & 13
 - d. The Proposed Subdivision Plan indicates modification to the garage on the subdivision

boundary however, we note that no provision for a complying setback is indicated

2. The flood modeling that occurred for 17 Playfair's project indicates 6 Reid's susceptibility to substantial flood inundation in the area of 6 Reid's proposed garage - the Engineering Referral calls for access by crossings to the kerb - address to flood mitigation risk required?

3. 17 Playfair experiences suspected, run-off stormwater in the south-west corner of 4 Reid - which is exacerbating the already dilapidated condition of the wall and associated settlement occurring on the 2 properties. In our view, this condition could be occurring due to one or more or, a combination of reasons: the existing amount of impervious area on 4 Reid; the recent rain events post the drought of recent years and; the possibility of inadequacy of the stormwater provisions installed for the recently-built Granny Flat.

4. Another factor considered as contributing to the run-off issue is a query about the landscape area meeting the 40% requirement - especially, given that compliance requires the exclusion of impervious areas.

5. All the above items are of considerable concern in the absence of any stormwater reference in the submitted documentation plus, the Engineering Referral is not calling for any Stormwater Drainage Management design or additional assessment requirements.

6. The documentation mentions 'the inclusion of perimeter screen planting' - we would like to see that acceptable species' selection for the screening on the western boundary satisfies: complying and pragmatic location away from the boundary, suitable height and considers root impact.

In view of the concerns raised above, we trust that Council will apply the due consideration and assessment necessary to ensure that this DA's assessment, approval, delivery and certification process is entirely and duly considered.

With thanks

Anthony Roberts (for 17 Playfair Road owners)