
Sent: 22/08/2019 12:19:25 PM
Subject: Online Submission

22/08/2019

MR Rudi Valla
23 - Newport Karloo Parade ST
Sydney NSW 2016
rudi.valla@dem.com.au

RE: DA2019/0844 - 230 Barrenjoey Road NEWPORT NSW 2106

Attention: Mr Thomas Burns

Dear Thomas

We hereby provide a submission to the Development Application Number DA20190844 on behalf of Mrs AM Valla who is the property owner of 18 Karloo Parade (Lot 5 D.p. 12994) which directly abuts the subject property's eastern boundary.

We note the existing dwelling has a deck which is currently built right up to the subject site's existing eastern boundary abutting 20 Karloo Parade (Lot 4 D.P.12994). We are not sure how this was allowed in past DA approvals but concerns have been raised directly to us by the owners of 20 Karloo Parade that the existing deck may well have been built over the subject site's property boundary. We ask that Council requires the Applicant to confirm via a Registered Surveyors written confirmation that the existing dwelling sits wholly within the subject site boundaries.

We also note that the existing chain wire mesh fencing which ran in between the western boundary of the 18 & 20 Karloo Parade properties and the eastern boundary of the subject site was removed at some point in the construction of the existing dwelling at 230 Barrenjoey Road without any discussion or permission from the owners of 18 and 20 Karloo Parade. The original chain-wire mesh fence has been replaced by a makeshift open palisade pool fence which is not properly secured to the ground and in our opinion not safe. We have previously written to the owners of 230, 230A & 232 Barrenjoey Road in February 2018 advising them of unauthorized access onto 18 and 20 Karloo Parade pointing out the property owners' concern regarding the unauthorized access and safety as well as the presence of ground works and building materials storage with the property boundary of 18 Karloo Parade but it appears the boundary fencing has not yet been made secure and along the common boundary frontage to 230A Barrenjoey Road the fencing has not been reinstated at all. Should Council deem to support and approve this DA we request that Council make it a Condition of Consent that the existing boundary fence be made fully secure prior to the commencement of any works on site and that no scaffolding, materials or building waste be placed on or with the property boundaries of 18 & 20 Karloo Parade.

We trust that Council will consider and appropriately action the matters raised in this submission as part of any future DA Consent. We have photographic records of the unsecured boundary fencing, ground works and building materials storage on 18 Karloo Parade should this assist Council's determination of this Development Application.

Please do not hesitate to contact the under signed should you wish to discuss these matters

further of should you have any questions regrading our submission.

Regards

Rudi Valla
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Managing Partner DEM

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