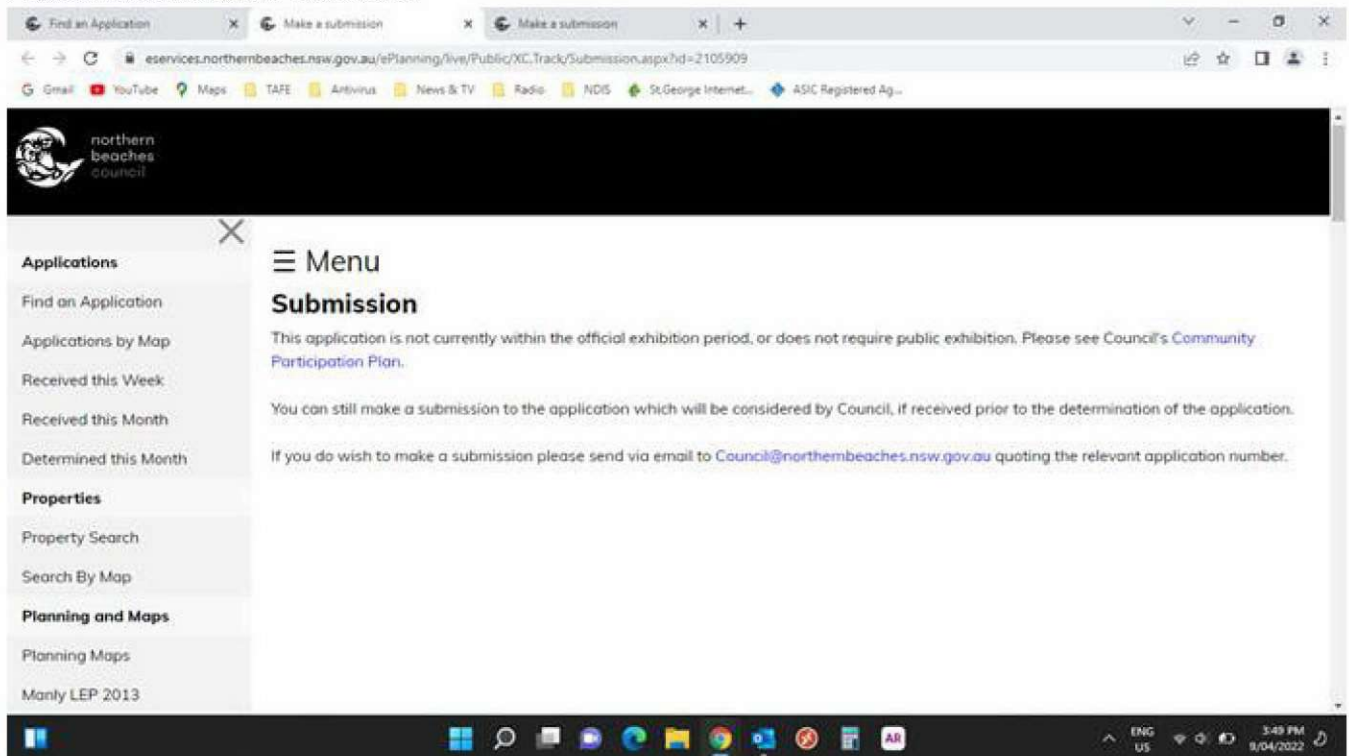


From: [REDACTED]
Sent: 9/04/2022 3:50:40 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: DA2022/0444
Attachments: 7 veterans DA.pdf;

We attempted to lodge a submission but were unable to be allowed by the website , as per below:
Please find attached our submission



Regards
Jerry Allan

5 Veterans Parade
Collaroy Plateau 2097
9 April 2022

Planning Department
Northern Beaches Council
Via DA lodgement portal
Attn Dean Pattalis

DA2022/0444

7 Veterans Parade
Collaroy Plateau

Dear Dean

Please find attached our submission in respect of this Development Application.

In principle we do not object to the building construction however some issues need to be addressed prior to development approval.

The previous building on the site was constructed in the late 1960's and covered the entire site save for a driveway / parking area which set the building back some 9 metres from our boundary. Since the building was demolished the groundwater flow has significantly changed and has impacted our property. This was even before the recent rain events and has been well documented by Council staff.

WE highlight our concerns below – they are covered in various documents submitted in the DA.

Item 1 – Retaining Wall

This does not seem to be addressed in the DA.

There is an existing better brick retaining wall that has been there for well over 30 years between our property & No.7. This wall appears to be on the inside of No 7's boundary and retains the soil as No 5 is on a lower level than no 7.

The bricks have become porous and are crumbling – as part of any water retention issues this wall needs to be replaced and incorporated into any groundwater/stormwater management.

Item 2 – Driveway

We note the driveway is to be similar to what exists presently however it is our desire to have access not as a shared layback but 2 separate driveways.

For over 30 years this shared arrangement has been awkward and as there is a significant parcel of road reserve out the front, delineation of the properties has been impossible – we have not upgraded our driveway because of the this & the previous high use by heavy vehicles servicing the previous owner of no 7. Once no 7 is completed we will be formalizing our driveway access.

The boundary is about 1 metre south of the existing slab in front of No.7 not the edge of the slab.

It would be preferable for the No 7 driveway to be moved further north and separated from our driveway.

In addition planting of Australian Natives along the boundary line between 5 & & on the road reserve would further define each property. This is something we have discussed casually with the current owner. Should be part of landscaping scheme.

Item 3 – Stormwater

The documents refer to existing drainage infrastructure HOWEVER this exists but does not function & has not done so properly for a number of years. The previous owner gave up on it & since the site has been empty it definitely does not work connecting to the Council system
The current owner is aware of the problem as well.

There should also be some form of drainage, to this system in the driveway, on the road reserve area as this will lessen runoff through the road reserve & footpath. The stormwater runs under the driveway so implementation should be easy.

Any on site stormwater infrastructure also needs to incorporate ground water drainage as we mentioned in item 1. Seepage is now a real problem since the demolition of the old building .

Item 4 – Shadow Diagrams

These diagrams are similar to what was incorporated in the previous owners DA and we note their comments below from this DA:

Further, it is worth noting that the proposed moderate impacts on solar access to No. 5 Veterans Parade will be a vast improvement to the shadow impact caused by the former large two storey aged care facility on the subject site.

The previously building, as we said, was some 9 metres back from the boundary & the shadow impact was minimal if at all. A previous DA for extensions back in 2014 & the recent demolition show the setback. Refer to DA 2014/0722 & submission made on 21 July by ourselves includes at different times of the year.

We refute this statement they have made..... this development is a 2 storey building ,900mm from the fence and will not, as they state, it being an improvement for us regarding shadow impact. Our bright & sunny backyard will now be in regular shadow and if the drainage issues continue become a bog.

Please contact us if you wish to clarify any of our submission points.

Regards

Jerry Allan [REDACTED]

Janine Wakefield [REDACTED]