

14/05/2021

Online Submission

Leslie Robert Farkash FAICD

56 McCarrs Creek Road

Church Point

NSW

2105

RE: DA2021/0201 – 54 McCarrs Creek Road Church Point

I am the Owner of 56 McCarrs Creek Road, one house to the east of No 54

By way of introduction, I would like to state that I am friends with my neighbours and acknowledge that over the years all the residents being number 56, 58, 60 and 62 have all made improvements to our properties maintaining a minimum impact in disruption and disturbance to adjoining properties. I do not have an objection in principle to improvements made to my neighbours' property. However, there are issues that are not clear from my understanding of the application that I would need more time to get clarification on before putting a final submission forward.

I am currently abroad and whilst I am aware of my neighbour's intention to undertake works, this DA application only came to my notice in the last few days. The DA was not sent to us in physical format.

My concerns are essentially twofold. I am in the process of employing a Town Planner to make their recommendations by giving professional advice. I request that my concerns can be addressed by allowing me more time to do my due diligence. I respectfully request that the deadline be moved out by another 28 days and copies sent to all the surrounding affected blocks.

If Council were to approve this DA my initial concerns are as set out below -

- I would like to get a second opinion on the elevation of the shadows cast on my NW boundary with the lower ground floor level projecting out almost 6 meter past the existing terrace incorporating the pool. We would like to simulate that visually from my Kitchen window as the pool level is actually 70mm higher than my top floor level. Privacy – screening plants are mentioned, at what height are they to be maintained?
- Our second concern is – bulk, form and scale. It may help to drop the pool level to the existing terrace level and not raise it up to their ground floor level

Of a general nature, the shared driveway is not private. The road is part of McCarrs Creek road and as was the case with prior developments, the application must be provide indemnity for repair to any damage that may be caused to the concrete road. The excavation appears to be substantial, and we request that Council perform a dilapidation report for the existing infrastructure, more specifically anything within a 45-degree angle from the bottom of the proposed excavation depth. This may include a part of my driveway and definitely the stairs down to the front door. We would request a demolition report prior to any works commencing so as there is a record of the current state of the road prior to construction and sufficient insurance be in place for any repairs if required.

The two-tiered sandstone garden bed walls at No 54 have a covenant on them. This was put in place to ensure the integrity and structure will not be compromised. As the swimming pool is proposed to be on the first tier of the garden up to the edge of the first retaining wall, there may be concerns around the pressure of the weight of a pool on these walls and we would request to see what engineering is in place to underpin the weight of the completed pool to take the pressure off the current wall.

Regards

Leslie Farkash