
From: Colin James
Sent: 25/11/2021 11:40:25 PM
To: Council Northernbeaches Mailbox
Subject: Supplementary submission re: DA2021/2034 - 30 Fairlight Street
Attachments: 211121 SUPPLEMENTARY DRAFT Colin.pdf;

ATT: Adam Croft

25 November 2021

Executive Manager Development Assessment
Northern Beaches Council
1 Belgrave Street
Manly NSW 2095

ATT: Adam Croft

SUPPLEMENTART SUBMISSION

Notice of Proposed Development Application No: DA2021/2034

I have now had some time to look at the supporting reports to the DA particularly the Geotechnical Report. There are important issues of concern to me that are not included in my submission of 22 November. It is apparent that there are risks involved in the excavations and I am deeply concerned about damage to my property. At no point does the Report acknowledge that my house is of early 1900's construction or that it is only 1 metre (or less) from the boundary. My house is at the greatest risk of damage from the work proposed. My main concerns are;

- (i) **DILAPIDATION REPORT**
It is vital that I approve the content of the Dilapidation Report
- (ii) **EXCAVATION**
The report emphasises that during demolition support is not removed from adjoining properties. This is critical. There must be no subsidence of my property due to demolition, excavation or building of retaining structures. The impact on my property and house could be catastrophic. Special consideration of the western wall of the garage on the site is required to avoid subsidence of my front garden.
- (iii) **VIBRATION**
Along with subsidence it seems vibration can also have catastrophic consequences. The monitoring suggested must be properly installed and maintained. Such monitoring should raise an alarm that notifies me that work is not within required constraints so that I am aware that requirements are not being met.
- (iv) **EXCAVATION ON MY SIDE BOUNDARY**
The plans show that the entire length of my eastern boundary will be excavated against except for the last few metres at the back. This brings with it risk of subsidence and damage to my property. I need to be protected from loss that may occur if this is not done perfectly. Can Council require a Deed that does this that includes with some sort of secure, make good guarantee if damage occurs?
The report also concludes that contiguous or soldier pile walls will be required where there is no space available for batters, which there won't be. How will Council ensure that this occurs?
- (v) **EXCAVATION METHODS**
The report requires a rock saw be used for the full perimeter and that a rock hammer may not be able to be used at all. How will Council ensure that the developer fulfils these requirements?
- (vi) **NOISE**
There is no recommendation for noise control. Surely a system similar to the vibration monitoring is necessary to monitor noise. Please make this a condition of any future approval.
- (vii) **GENERAL**
The report identifies a range of other requirements such as bore holes to establish ground profile, critical engineering inspections, redesign where required, review of engineer's design by geotechnical consultant etc. How will Council ensure that these activities occur to ensure that my property is not damaged?

I have strongly objected to the development in my previous submission. The issues raised here need to be accommodated by any development either as a modification of this one or in the future.

Colin James
32 Fairlight Street, FAIRLIGHT