
Sent: 11/12/2022 2:42:12 PM
Subject: DA2022/1975 - Thomas Burns

The documents relating to the above DA have been reviewed and commented on as follows.

01]. These recently released residential sites are all positioned in a regular fire prone area. Major fires occurred in the early 1980's and a major outbreak occurred close by in the early 1990's. It would appear that instant control measures have not been considered. It is suggested that each of these new properties should have at least two externally located standard fire hose reel installations for immediate response to extinguish spot fires.

02]. Individual access driveways for each of these new properties, and particularly this property, are potentially dangerous. These separate developments should have a common single private roadway alongside their western boundaries with exit/ access adjacent to the bus turning/ parking areas. Not only would this be the safest route but it would facilitate the installation of all underground services – sewer, water, storm water, hydrant, electrical and ABN services. Access for ambulance and fire fighting units would be convenient as would a central compound for Councils garbage and Aus Post collections/ deliveries.

03]. The geotechnical report warns of bulk excavation on the site. The proposed house design ignores this important advice. Bulk excavation on this hillside site with its high clay content soil is very dangerous. Once excavation commences and there is mild to heavy rain, the site becomes inaccessible and uncontrollable landslides can easily occur. Delaying the construction of retaining walls [by Owner] until after completion of the house construction is just not appropriate.

04]. A very important requirement for this development is the provision of extensive traffic management during all phases of construction work. This is a very dangerous segment of McCarrs Creek Road with its blind corner for traffic coming from the north. The traffic report addresses issues for larger vehicles with no concerns for very vulnerable cyclists and motor bikes riders. They use this roadway in high numbers and at great speeds. Mirrors and signs are close to useless.

05]. The site works and construction of this large house are of concern. The established houses of this segment of Mc Carrs Creek have frontages to Cicada Creek. We all enjoy a very peaceful existence and require that this is maintained and respected. All delivery and collection vehicles are to observe the rule [as buses do] to switch off their noisy polluting engines whilst in this zone. Site deliveries and collections require constant road traffic 'double ended' management. The immediate neighbours [212, 214, 214a, 218] all require special consideration for entering and exiting their properties as reversing into their car parking spaces is the normal. We must not be inconvenienced by road blockages, road closures etc.

06]. The actual house design has no relevance to this glorious bushland setting. With more than 20 trees to be removed permanently that is a very low standard of design in this year of 2022.

07]. All new neighbours are very welcome. It is a pity that consultations with near neighbours did not occur on this proposal prior to the DA submission. A lot of the above problems could have been avoided.

Henry Hayes