
Sent: 6/04/2023 3:38:16 PM
Subject: FW: DA2022/0885

From: [REDACTED]
Sent: Thursday, 6 April 2023 11:37 AM
To: Natalie Falconer <Natalie.Falconer@northernbeaches.nsw.gov.au>
Cc: [REDACTED]
Subject: FW: DA2022/0885

From: [REDACTED]
Sent: Tuesday, August 23, 2022 4:22 PM
To: 'Gareth David' <Gareth.David@northernbeaches.nsw.gov.au>
Subject: RE: DA2022/0885

Hi Gareth.

Just checking to see if any decision has been made on the development proposal for 82 Binburra, as it has been a while since it was submitted.

Regards Paul

From: Gareth David <Gareth.David@northernbeaches.nsw.gov.au>
Sent: Friday, 8 July 2022 9:05 AM
To: [REDACTED]
Subject: RE: DA2022/0885

Hi Paul,

As discussed on the phone, while I cannot formally extend the notification period, Council accepts submissions up until the application is determined. I can confirm that no determination will be made on this application before 19 July 2022 and any submission will be accepted up to this time.

Your other concerns have been registered as a formal submission and will be addressed within the assessment of the Development Application.

Kind regards,

Gareth David
Planner
Development Assessment - North Team
t 02 8495 6516
gareth.david@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: [REDACTED]
Sent: Sunday, 26 June 2022 5:57 PM
To: gareth.david@northernbeachescouncil.nsw.gov.au
Cc: Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA2022/0885

Subject: DA2022/0885 82 Binburra ave Avalon

Thanks for your time and help, Gareth.

I need at least 3 weeks extension to contact Peter Jones, the owner of 43 Binburra Ave, as he is travelling around Australia with very little phone or internet coverage. He will need time to view the application. I am also unsure if my or 82 Binburra insurances will cover me when their back bush wall falls. This will have a big impact on my property as well. I am still unsure and concerned why this issue was not addressed when you approved the first development.

Since there is a discrepancy with our boundary on the different documents supplied I will also need to get my own survey. Maybe I will first wait to see if you approve it.

Sadly, the applicants left for a holiday when they applied for this DA and will not return until after the submission closes on the 28th June, so I am unable to discuss my issues with them.

I have 2 major issues.

First issue:

Their geographical report backs up my first major concern regarding living in a "slip zone." Our back wall collapsed years ago so we have installed massive retaining walls and a great drainage system to remove most of the very heavy rain downfall from the back of our property to the street without going onto our neighbours properties. This issue with ground and surface water runoff will only increase in the years to come. Also in this report it highlights many unstable areas of concern on their site. This was highlighted to me when the last addition to the northern side was done. From day one we had issues with rock falls (damaging my work car), mud, water, concrete slab wash off running down our sandstone entrance steps. This caused damage to our property. The workers repeatedly used our property, after repeatedly asking them not to, for access as it was easier. From these problems we had on the first development I have no confidence in this new development being any safer if not a lot worse. With the weather that we and most of Australia have been experiencing lately it is of great concern to me about land slippage and water runoff on my property and home. Building this new front development will make it near impossible to retain their back wall as at the moment both sides of their property have near to no access to carry out this work. With this new development, when a major slip does happen there will be no access. I can supply documentation of the runoff onto our sandstone steps. This garage will only send more ground water onto my property. I had to install a fence at my cost to try and stop their water runoff onto my property.

Second issue:

We live in a very green, bushy area and to approve a very high, 5.3m high from road level, square construction, right up to the front boundary on the high side of our street is a very imposing idea to say the least. The amount of vegetation that will be removed and very little replaced, planter boxes on the roof, I cannot see how this very high structure will blend. This development will be in our plain sight of view, in front of the once approved building line. This new development almost covers the front section of the property, making a very high percentage of hard surface causing major water runoff issues due to our very steep land slope also mentioned in the geo report.

Sorry I meant this to be brief but it is of high concern to me, very worrying, even if this development is not approved.

I need time to fully explain my major concerns in detail about this development.

I have attached 2 photos and 2 videos to show you my major first concern, water runoff.

Regards Paul Boler
80 Binburra Ave Avalon [REDACTED]

Northern Beaches Council

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