

18 December 2024

RESPONSE TO: Development Application No: DA2024/1426 for Construction of a dwelling house at 43 Ingleside Road INGLESIDE.

Dear Northern Beaches Council / Dean Pattalis,

In Response to the following paragraph -

Unauthorised Development

It is noted that a numerical variation to Clause D6.9 Landscaped Area can be supported in this instance. However, the proposed non-compliance is exacerbated by existing on-site structures which are potentially unauthorised. Council does not have any consent history for the existing driveway servicing No.45 Ingleside Road which traverses through No.43. There has also been no located consent history for the existing parking and shed structures to the rear of No.43 which appear to be utilised by the occupants of No.45. Furthermore, evidence of the legal right and terms of use should also be provided for the owners of No.45 to utilise these structures located at No.43.

My husband and I purchased No.43 Ingleside off the Owners of No. 45 on 4th June 2024, as reflected in the Title. When purchasing No.43, we agreed with the Owners of No.45 that upon completion of the Clarendon homes build we would complete several adjustments to the property, some of which were called out in the DA letter.

Item 1: Existing Driveway

We've brought the following letter to the Owners of No. 45 Ingleside Road whereby they confirmed that the existing driveway that traverses through No.43 was previously approved by Council under No.45 on 9th February 1983 (Attached).

We also agreed with the owners of No.45 at the time of Title transfer that the existing driveway would remain as is to facilitate the build of No.43. However, upon completion of the construction by Clarendon Homes, the existing driveway would be removed, and the amended driveway (which leverages the existing footprint/entry point) would be reshaped to reflect the submitted Landscape Plans.

In addition, a fence would also be erected between No. 43 and No. 45 according to the Boundary Survey performed by Aspect Development and Survey Pty Ltd. (Attached)

As discussed over the phone with Dean on 16/12/2024, this will be marked up on a revised Landscape Plans to be submitted to Council by Clarendon.

Item 2: Existing Parking and Shed Structures -

When purchasing No. 43 off the Owners of No.45, this includes full rights to the existing shed structures at the rear of the property. Discussing with the Owners of No.45 these shed structures were built over 20 years ago.

No legal rights of the shed structures were retained by the owners of No. 45, with separation of the 2 properties to be completed upon erecting a fence at the completion of the build.

Neither of the adjoining neighbouring properties (No.45 and No.41) are affected by the existing shed structures and there are no dwellings located behind No.43, given the Sydney Water tank serviced from Wattle Road.

The proposed Clarendon build, which will be our primary place of residence, will only provide sufficient parking for a 2-car garage, with limited storage for other equipment necessary to maintain the property. Given this, the existing shed structures will be used to store a ride on lawn mower, lawn mower, whipper snipper, spraying equipment and other gardening tools to maintain the property grounds and future home.

The equipment stored in the sheds will be accessed by driving down the 4m wide lawn on the side of the house as shown in the Landscape Plans. There is no intention to change this design.

In addition, materials for my husband's painting and decorating home business will be stored (H. Parker & Sons Pty Ltd (ABN: 17 610 454 727)). Work materials stored include a utility vehicle, scaffold, ladders, tools, planks and paint supplies.

If you have any further queries, feel free to contact us on 0488155033.

Land Owners: Natalie Cvetkovska & Matt Parker

Signed:

The image shows two handwritten signatures in black ink. The signature on the left is 'Natalie Cvetkovska' and the signature on the right is 'Matt Parker'. Both signatures are written in a cursive, flowing style.

Shire Clerk Per *J*

0401 *** 000523 09/02/83 CHD

\$105.00

Cash Register will print amount paid in space above.

N.B.— Where payment is made by cheque, this Receipt is given subject to cheque being paid.

OFFICIAL RECEIPT	M. <i>V. J. PARKER</i> <i>45 Ingheside Rd</i> <i>Ingheside</i>		WARRINGAH SHIRE COUNCIL	
	DEPT. NO.	PARTICULARS	\$	¢
006	Building Fees	<i>As About</i>	<i>10000.</i>	
006	Extra Building Plans			
007	Building Lists			
013	Strata Fees			
070	Septic Tank Fees			
069	Cleansing Septic Tanks			
009	Cert. of Compliance Fee			
STH 029	NTH 030	Crossing Inspection Fee		<i>500</i>
028	Film Permits			
032	Health Notices			
061	Parking Stickers			
060	Parking Infringement No.			
081	Water Delivery			
073	Subdivision Fee:			
016	Development Application Fee:			
093	Builder's Licensing Board Insurance			
TOTAL \$			<i>10500</i>	

Aspect Development and Survey Pty Ltd

CONSULTING REGISTERED SURVEYORS

ABN: 60 078 649 000

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Hurstville
admin@aspectsurvey.com.au

Suite 1, 103 Vanessa St
Kingsgrove NSW 2208
Fax: (02) 9554 8588

13 May 2024

SHARON PARKER
43 Ingleside Road
INGLESIDE NSW 2101

Our Ref: 21/1068440/392540
Your Ref:

SURVEY REPORT

Dear Sirs

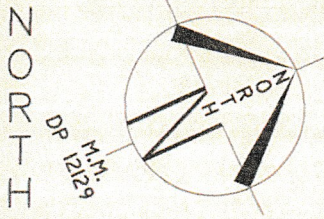
Acting in accordance with your instructions, I have surveyed the land in Certificate of Title Folio Identifier 4/12129, being Lot 4 in Deposited Plan Number 12129, situated with a frontage to Ingleside Road at Ingleside, in the Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland and report as follows:

1. The subject land is shown on the attached sketch- 21/1068440/392540.
2. The survey undertaken is based on Title details dated 29 April 2024, obtained from New South Wales Land Registry Services.
3. The survey undertaken is with regard to the boundaries only and no improvements have been located.
4. The position of the boundaries has been marked as shown on the attached sketch.
5. The subject land is affected by:
An easement for water main, the part of the land above described shown so burdened in VOL 4501 FOL 125 created by Dealing Number T703624.

Yours Sincerely



David Burton B.Surv. M.I.S.N.S.W.
Surveyor Registered under the Surveying
and Spatial Information Act, 2002.



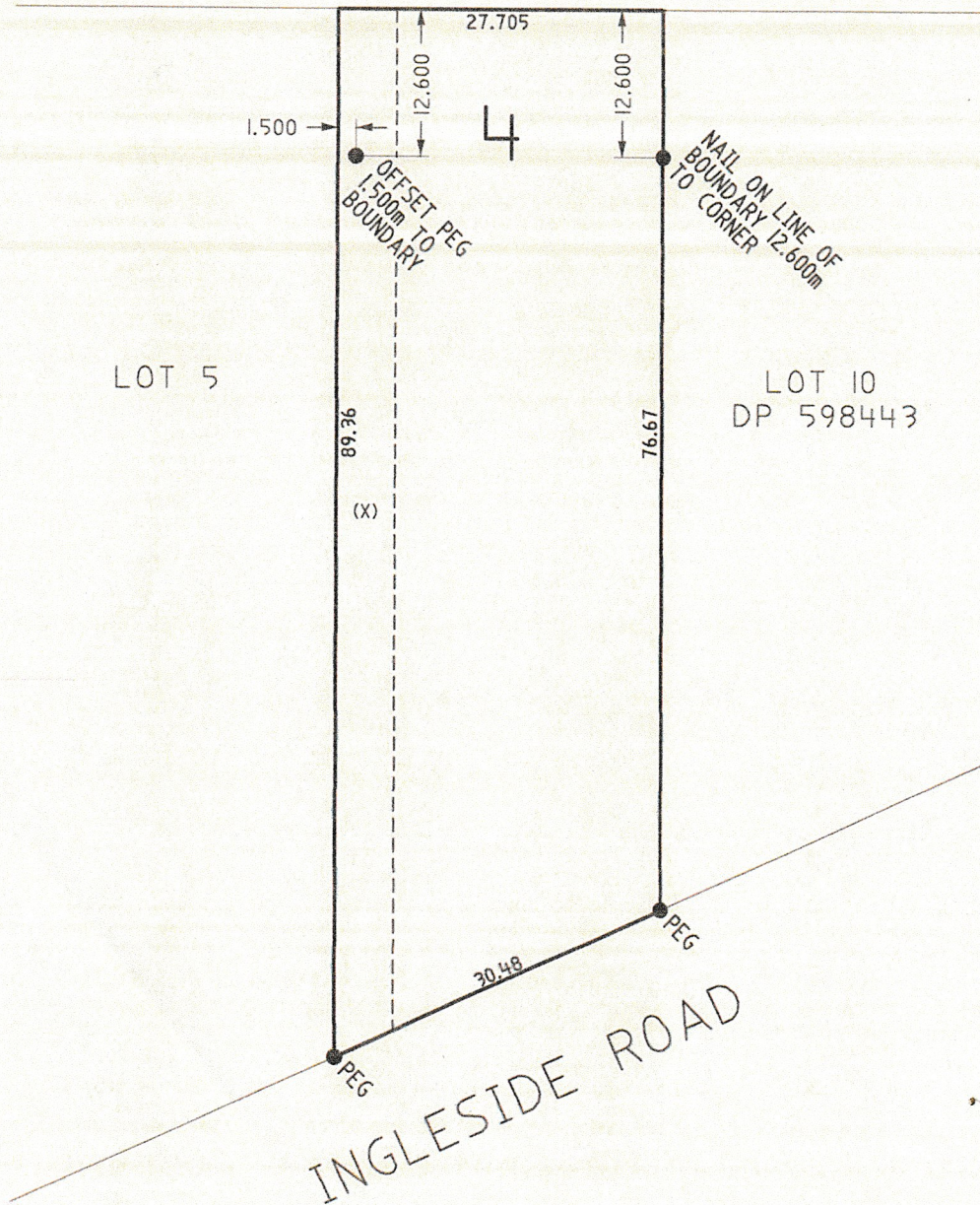
SKETCH

CLIENT: SHARON PARKER

LOT 1
DP 594308

IF FURTHER IMPROVEMENTS ARE
PROPOSED THE BOUNDARIES OF THE
SUBJECT LAND SHOULD BE MARKED.

LOT DIMENSIONS SHOWN ARE TAKEN FROM THE BASE
DEPOSITED PLAN. IF A SUBSEQUENT PLAN OF SURVEY
IS UNDERTAKEN OVER THE SUBJECT LAND OR IN IT'S
VICINITY AND LODGED AT NEW SOUTH WALES LAND
REGISTRY SERVICES, THESE DIMENSIONS MAY CHANGE.



(X) EASEMENT FOR WATERMAIN 5 WIDE - T703624

ASPECT DEVELOPMENT & SURVEY PTY LTD A.C.N. 078 649 000
CONSULTING REGISTERED SURVEYORS

OUR REF: 21/1068440/392540
YOUR REF: PARKER
LOT: 4 DP: 12129
SUBURB: INGLESIDE

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