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Sent: 8/11/2024 10:01:28 AM
To: DA Submission Mailbox
Subject: Online Submission

08/11/2024

MRS SHIRLEY WALSH
- 18 SUNRISE RD
PALM BEACH NSW 2108
[REDACTED]

RE: DA2024/1383 - 20 Sunrise Road PALM BEACH NSW 2108

18 Sunrise Road
Palm Beach
NSW 2108

SUBMISSION/COMMENTS TO NBC ASSESSING PLANNER
RE: DA2024/1383 - 20 SUNRISE ROAD PALM BEACH

My home at 18 Sunrise Road is on a block of land which shares a common boundary with the site of the development proposed by my neighbour to the north. Thank you for the opportunity to provide comments on the proposed development of this scenic part of Sunrise Hill.

SUMMARY OF COMMENTS

My comments are directed to precautions to maintain the integrity of our common boundary relevant to the proposed development, including:

1. to minimise the loss of the habitat formed by the exiting canopy trees and vegetation on Sunrise Hill, and
2. to ensure that the structure is built with the required setback from the common boundary.

The precautions are to avoid the risk of inadvertent intrusion onto my property during excavation and building works and to avoid consequent damage to native vegetation and habitat on my property which forms part of the visual amenity of Sunrise Hill.

EXITING LANDSCAPE ON SUNRISE HILL

A substantial part of the land forming both 18 and 20 Sunrise Road contains rock outcrops, native vegetation and existing mature canopy trees. This fact is recognised on page 2 of the Statement of Environmental Effects dated October 2024 prepared by Ms Rebecca England, which forms part of DA2024/1383 submitted by my neighbour.

The exiting state of the native vegetation, mature canopy and habitat on both 18 and 20 Sunrise Road is well shown in the photographs in Figures 2 and 3 on pages 3 and 4 of Ms England's Statement of Environmental Effects.

In the findings and conditions in the Natural Environment Referral Response - Biodiversity dated 4 November 2024, which forms part of the online documents for the development, the author states that they are made for the reason of protecting native wildlife and that:

All natural landscape features, including any rock outcrops, native vegetation and/or watercourses, are to remain undisturbed during the construction works, except where affected by necessary works detailed on approved plans.

Reason: To protect wildlife habitat

The steep and vegetated nature of the land the subject of the development is identified in the Waterview Surveying Services drawing dated 24/07/2023, which includes the observation regarding the southeastern part of 20 Sunrise Road (which equally applies to the abutting area on 18 Sunrise Road): Steep & Heavily Vegetated Not Surveyed/ Contours Are Approximate Only

PRECAUTIONS TO MAINTAIN INTEGRITY 18/20 SUNRISE ROAD BOUNDARY

Over the last 5 years the development of and the performance of substantial construction works on the property at 13A Ocean Road, which shares a common boundary to the north with my property at 18 Sunrise Road, was facilitated by the placement by surveyors of 6-foot star stakes at regular intervals on the boundary, which were made highly visible by yellow paint.

In addition, a fixed builder's fence with 1800 x 1800 panels (comprising mesh 100 x 100 to accommodate native fauna movement) was installed to avoid inadvertent mistakes regarding the location of the boundary.

Those precautions proved to be very effective to avoid inadvertent boundary transgressions during excavation works and by tradesmen during building works to maintain the native vegetation and habitat on my property which forms part of the visual and natural amenity of Sunrise Hill.

I request that Council place the following conditions upon the approval of DA2024/1383 as precautions to avoid the risks of an inadvertent boundary location mistake and transgression to the detriment of both properties.

The owner of No. 20 Sunrise Road shall:

1. Mark the common boundary of 18 and 20 Sunrise Road from the Ocean Road boundary to the rock face identified on the Landscaped Area Plan Proposed above the proposed works by a survey precisely identifying the boundary and the placing and securing of star stakes at 10 metre intervals on that boundary until the completion of the development.
2. Place and maintain on the boundary a builder's mesh fence of 1800mm height from the Ocean Road boundary to the rock face identified on the Landscaped Area Plan Proposed until the completion of the development.

I believe that the preventative benefits of the above precautions for my neighbour, for myself, and for members of the public, enjoying Palm Beach are sound and prudent given the nature of the topography and the native vegetation and habitat.

Mrs Shirley Jean Walsh

8 November 2024