
From: jennym_reynolds@hotmail.com
Sent: 27 November 2016 10:29
To: Lashta.Haidari@northernbeaches.nsw.gov.au
Subject: Submission - MOD2016/0293

Dear Ms Haidari,

With regard to MOD2016/0293, our property is located at 22 The Drive and is directly opposite the development site on the western side of Carrington Parade. We have reviewed the application and object on the grounds that any extension of operating hours will have an adverse impact on our amenity.

Current hours as covered by the conditions of consent are as follows:

- **Conditions of consent**
 - **General Requirements**
 - **a) Unless authorised by Council:**
 - Building construction and delivery of material hours are restricted to:
 - a. 7.00 am to 5.00 pm inclusive Monday to Friday,
 - b. 8.00 am to 1.00 pm inclusive on Saturday,
 - Demolition and excavation works are restricted to:
 - a. 8.00 am to 5.00 pm Monday to Friday only.
 - (Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing excavated materials from the site).

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

The applicant has sought to increase hours as follows:

- Monday to Friday extend working time from 5.00pm to 6.00pm for completion of concrete pours.
- Monday – Friday extend working time from 5.00pm to 8.00pm for internal finishing works once facade is installed.
- Saturdays extend working time from 1.00pm to 3.00pm general working including completion of concrete pours.
- Saturday extend working hours from 1.00pm to 4.00pm internal finishing once façade works completed.

During the initial stage of works the applicant did indeed keep to approved hours, however, hours of work have increased over time to the point where the works are impacting on our amenity.

As it stands, during the week excavation work, consisting of loading trucks and use of excavation equipment, is well under way by 7:15 am and jackhammering starts well before 8:00 am.

The crane is in operation by 6:30am and work continues most nights until well after 6:00 pm. Just this past week we have observed the large excavator in use after 5:00 pm; on Wednesday 16 November work was carried out under floodlights until 10:45pm and again on Wednesday 23 November until 10:30pm – the floodlights illuminating our bedrooms and living areas which face onto Carrington Parade. Noise was also an issue. Please see photo below.

Most Saturdays work extends well beyond 1:00 pm; Jackhammering being carried out Saturday 19/11/16.

Then there are the trucks that arrive at all hours of the night in readiness for the first loads in the morning.

We point this out to demonstrate that the applicant has shown scant regard for keeping to approved hours and appears to have little regard for the amenity of neighbours.

With warmer and longer days at hand we would like to be able to open windows and doors and enjoy our outdoor space without being subjected to extended building works whatever that work may be.

The proposed extended hours will see work continue until 8:00 pm weekdays and 4:00 pm Saturday. In effect all our daylight hours, at least during the week, plus a large part of our Saturdays will be subjected to building works, and building work generates noise. Either way the proposed extended hours are excessive and unreasonable and will adversely impact our amenity. This is a large scale development in a residential area in close proximity to neighbouring properties. We ask that council refuse this application and ensure that the applicant adheres to current approved hours of work.

Yours Sincerely
Reece and Johann Reynolds



Photo of work at HDC on 23/11/2016

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