
From: Paul Angel
Sent: 16/10/2022 8:43:21 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/1453
Attachments: DA2022_1453.docx;

Dear Sir/Madam,

Please find attached a letter setting out our concerns with development application reference DA2022/1453.

We note that this DA is for part only of the property at 126 Elimatta Road, Mona Vale.

Development Application reference DA2022/1333 has also been lodged for the same property.

We are not sure why these would be lodged as two seperate DA's when they are for the same property.

We would however urge the council to take a co-ordinated approach to both applications to ensure a consistent approach and outcome for the site.

Thanks & Regards,

Paul & Katrina Angel
128A Elimatta Road
Mona Vale NSW 2013



Paul & Katina Angel
128A Elimatta Road
Mona Vale NSW 2103

16 October 22

Northern Beaches Council
PO Box 82
Manly NSW 1655

**Re: Development Application DA2022/1453
Lot 2 & Lot 3 DP 1274062 and Lot 2 DP 550494 126E, 126 & 126D Elimatta
Road Road.**

Dear Sir/Madam,

We own and reside at 128A Elimatta Road , Mona Vale, the property next to 126D & 126E Elimatta Road. We would like to take this opportunity raise a number of concerns regarding this proposed development.

In respect of the building planned for Lot 3 it is unclear to us from the plan what impact it will have on our current view to the ocean from our back deck. We understand we can request to have sight poles installed to enable us to be able to determine the impact, if any, on our current view. At points the proposed building is 3 stories high and we would therefore ask council direct that sight poles for Lot 3 be installed.

Our only other concern with the building proposed for Lot 3 is the rear garage roller door facing North West. This has direct line of sight to our swimming pool and therefore has an impact on our privacy. The door itself it not critical to the function of the garage and we request that this be removed.

In respect to the building planned for Lot 2. We are unable to identify from the plans where the air-conditioning units will be placed. We don't believe it is appropriate to put them on the North Western wall of the property as this is immediately next to our children's bedrooms and the noise will have an impact on our amenity. It would be more appropriate to locate them on the South West wall.

We have no other specific concerns regarding the buildings themselves.

We do have major concerns regarding aspects of the proposed landscape plan.

We accept that tree's 25, 27,29, 30 & 33 along the boundary between 126 & 128A are exempt trees and they will have an impact on the buildings and therefore will be removed.

Tree 28 *Murraya*, which is intertwined with a *Tecomaria capensis* (which does not appear to be identified on the arborist's report) but is marked on the arborist's plan as Dense Tree Line up to 4.0m high. These trees provide significant screening for our backyard and provide a very high backdrop for our half basketball court thereby stopping balls constantly going over the fence.

Tree 28 (including the *Tecomaria capensis*) is not mentioned as a tree to be retained, nor a tree to be removed in the Arborist's report. It doesn't appear on the submitted landscape plan so we can only assume therefore it is intended for removal.

We do believe given the position and dimension of the tree that it will not have any impact on the proposed buildings and, given the significant privacy and amenity it provides (for both properties), we would ask council to ensure it is not permitted to be removed.

Should the council decide not to require retention of Tree 28, it should be noted that Tree 28 is intertwined with the chain link wire fence separating the properties. Removal of the tree will inevitably ruin the fence, which in any case will provide no privacy for either property. We can see no provision for new fencing on the boundary between the two properties. We would ask council, if the tree is removed, to direct the owner to install a standard wooden paling fencing to render some level of privacy.

In the same vicinity it is proposed to plant an *Angophora Floribunda*. This appears to be proposed for planting within 2 meters of our boundary. We understand that *Angophora Floribunda* grows up to 30 metres high and up to 10 metres wide. We assume its root system will also be up to 10 metres. That places the canopy directly over our half basketball court and the root system directly under it. We are concerned that leaves, fruit and flowers dropped from the tree will have both a safety and amenity impact on the usage of court which is used daily by our children. Additionally that the root system will damage the court.

While we support the planting of the tree we believe it should be planted 5 to 10 metres from our boundary to address our amenity and safety concerns.

Our other concern with the proposed landscape plan is the planting of *Syzygium australe* 'Resilience' trees for the first 11 metres along the boundary from the northern corner of the property.

Our private power pole was knocked over the by owners contractor and has temporarily been put in another position. The owner has agreed to return it to it's original position. When returned to its original position our power lines will run along the boundary for the first 11 meters.

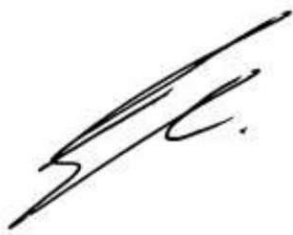
Syzygium australe 'Resilience' that grow to 8 metres are clearly not suitable for planting here as they will grow into the power lines which presents a serious

safety hazard. We believe the landscape plan needs to be amended to propose alternate plants of limited height that will mitigate the safety hazard.

We have no other concerns with the landscape plan.

Thank you for the opportunity to raise our concerns. We look forward to them being addressed by council as part of the assessment process.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'PA & KA', written in a cursive, stylized manner.

Paul & Katrina Angel