
Sent: 3/09/2015 2:18:42 PM
Subject: Online Submission

03/09/2015

MR Reece Reynolds
22 The Drive DR
Freshwater NSW 2096

RE: Mod2015/0152 - 80 Evans Street FRESHWATER NSW 2096

Re: Submission Mod2015/0152 - Harbord Diggers Club

Dear sir/madam,

Please find below our concerns relating to the Harbord Diggers Club (HDC) development application Mod2015/0152.

Landscaping

We currently enjoy views across the HDC site to the ocean, Manly (including St. Patricks Estate) and Freshwater Beach. The Design Landscape Statement proposes the planting of Banksia Integrifolia along Carrington Parade road reserve, stating that it is a 'lower growing species to protect views', however this is misleading as the planting schedule lists these trees as growing to a height of 15 metres, which is well in excess of proposed building heights along Carrington Parade; other sources indicate these trees can in fact grow up to 25 metres. We are concerned that the use of this species for street planting will have the potential for the trees, as they mature, to reach a height which will have the effect of obstructing views from our property. This issue was raised in our submission to the original DA and with the JRPP, however it was not given proper consideration because street planting was deemed not to be a planning matter. This is contradicted by the inclusion of street planting in the landscape design that forms part of the stamped approved DA. We have spoken with the HDC management and they would be happy to address our concerns but believe they are constrained by their obligation to comply with the landscape design as approved in DA2014/0875.

The JRPP recognised the potential impact of landscaping on views by including a condition of consent stating 'The landscaping on the roof of all new buildings is not to exceed the height of the parapet of each building. Reason: To maintain view of the adjoining properties.'. Therefore, it would seem reasonable to apply the same condition on the planting of street/verge trees. We are happy to note that the applicant has removed the roof planting entirely in this amendment to be replaced with pebbles as submitted in a prior DA.

The Statement of Environmental Effects states 'The Upper Ground Level terrace area provides open communal open space for residents, private patios for upper ground apartments, and bowling green facilities accessible by the general public. Views from this terrace are significant and kept open through the use of low heath

species planting at strategic locations.’. Clearly the landscape design places an emphasis on protecting views from the HDC site but gives scant consideration for the impact of landscaping on views from neighbouring properties.

Should Council deem that street planting forms part of the approved DA, then we propose a condition of consent requiring the applicant to select a tree species that will maintain views. Alternatively, it is submitted that the proposed development should confine any landscaping to within the development site and not within the public road reserve. Furthermore, Council is requested to ensure that any proposed landscaping does not include plant species which are capable of growing to a height that will adversely affect views from neighbouring properties. This also applies to the trees proposed for Evens Street, which grow to 10 metres in height.

Lift overruns

The stage 1 approval (DA2013/0412) stipulated that final building design, including lift overruns, be entirely within the approved envelopes; later DA2014/0875 approved glass lift overruns that exceeded the stage 1 building envelope. This modification seeks approval for painted lift overruns instead of glass. Included in the reason for this modification is ‘painted lift overrun will reduce nocturnal light spill from the lift wells’ - considering the development consists of multiple flat buildings, the light from the glass lift wells is likely to be insignificant compared with light from windows. The lift overruns are not included in the photo montages prepared for the view analysis. We are concerned about the visual impact and potential view loss from solid lift overruns, and therefore we submit this modification be refused.

Child Care Centre

We note the Council has requested an amended Acoustic Report on the impact of the modified child care centre on residential apartments located above. We call on Council to also ensure noise from the child care centre does not impact on the amenity of neighbouring properties. We already have issues with noise from the existing play ground area and believe the new development should aim to address this problem.

Demolition and Excavation Hours

There will already be substantial impact on neighbours during the construction of this development. We therefore oppose any extension of the work hours.

We would be happy to take part in mediation to help resolve these issues.

Yours faithfully,
Reece & Jenny Reynolds
22 The Drive
Freshwater NSW 2096