
Sent: 6/02/2021 1:11:45 PM
Subject: Online Submission

06/02/2021

MR Grant Birse
- 32 MacMillan ST
Seaforth NSW 2092
grantvirse@gmail.com

RE: DA2020/1784 - 30 Macmillan Street SEAFORTH NSW 2092

6 February 2021

Maxwell Duncan
Planner
Northern Beaches Council

Dear Mr Duncan

Re: Response to Notice of Proposed Development (Application No. DA2020/1784)

Thank you for your correspondence of 20 January 2021 with notification of the proposed development at 30 MacMillan Street, Seaforth.

Your Notice of Proposed Development was the first we had heard of the proposed works as the new owners of the property have not yet introduced themselves to us.

We have thoroughly reviewed the plans that include 'demolition works and construction of a dwelling house including a swimming pool'. Our review included counsel from a former Planner of a neighbouring Council area.

We are registering the following concerns and requests:

- As the Development Application (DA) shows some excavation of the adjoining property we request a condition that requires the preparation of a dilapidation survey to be undertaken of our property, prior to commencement of works, so that any damage that may be caused may be identified and rectified by our neighbours. Further, could you please assess whether sufficient information has been provided with the DA to determine whether the excavation is likely to cause any issues for our property or the existing fence. Any changes that may be necessary to our fence as a result of the proposed works should be borne by our neighbour as the fence is currently in good condition and does not require replacement.
- We are generally comfortable with the location of the proposed windows given the use of the rooms that will face our property. We assume the large kitchen window sits below the fence line but would appreciate you checking this as part of your review and if there was to be any overlooking to our windows from the kitchen perhaps a privacy screen could be added.
- The DA shows the planting of a 'New street tree' (labelled as 'Banksia integrifolia') to replace an existing but adjacent tree (labelled as 'T1', proposed for removal). We request that the 'New street tree' be removed from the DA due to the location of an existing power pole and

driveway, that have not been included in the site survey, that will make the planting of the proposed tree near impossible.

Thank you again for the Notice of Proposed Development and for the opportunity to review and provide comment on the DA.

Your consideration of the points above is greatly appreciated and we look forward to hearing from you in relation to our concerns as the Development Application process unfolds.

Should you have any questions or require further clarification on any of the above then please don't hesitate to contact me directly at your convenience on 0424 242 808 or via email at grantbirse@gmail.com.

Kindest regards

Grant Birse