
Sent: 26/03/2020 8:19:48 AM
Subject: Submission to DA for No.3 Birdwood Avenue, Collaroy
Attachments: No.3 Notice.docx; Submission to DA No.3.docx;

Attention Adam Urbancic

Attached is our submission to the DA for No.3 Birdwood Avenue, Collaroy. (DA 2020 / 0060).

We also bring to your attention that the Description in the Notice of proposed development correspondence and the yellow Notice on site is "Construction of a retaining wall" (see Attachment). There is no mention of the new front fence and gate.

The lack of a full description affects transparency and awareness of the full extent of the proposal and could affect those wanting to make a submission.

Yours sincerely

Kristine & Chris Hunt
5 Birdwood Avenue, Collaroy



DEVELOPMENT PROPOSAL

Application No: DA2020/0060

Description: Construction of a retaining wall

Property Address: 3 Birdwood Avenue COLLAROY
Lot 2 DP 9667

Applicant(s): Bentag Pty Ltd

Submissions Close: 27/03/2020

You may view the plans, the documents, make a submission and follow the progress of the application on the Northern Beaches Council website: www.northernbeaches.nsw.gov.au > Planning and Development > Building and Renovations > Application Search.

Email submissions to: council@northernbeaches.nsw.gov.au

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Submission to Development Application (2020/0060) for No.3 Birdwood Avenue, Collaroy

We (Kristine & Chris Hunt) are the owners of No.5 Birdwood Avenue, Collaroy which is immediately to the east of No.3 (the subject property). We provide the following submission.

Notice of Proposed Development - Incomplete Description of Works.

The Description in the Notice of proposed development correspondence and the yellow Notice on site is "Construction of a retaining wall". There is no mention of the new front fence and gate. The lack of a full description affects transparency and awareness of the full extent of the proposal and could affect those wanting to make a submission.

The replacement retaining wall on No.3 is contingent upon there being:

- no encroachment on to No.5 of any component of No.3's retaining wall, including slope adjustment, subsoil drainage and compacted backfill behind the retaining wall (apart from that required to reinstate land connectivity).
- Suitable measures to ensure the ongoing stability and safety of No.5 main building and our occupants and our rear yard during construction
- Suitable surface and subsurface drainage and its collection and disposal.
- notification of when the works are to commence, the sequencing, methodology and the likely duration of the works
- Certification that the proposed replacement retaining wall, and the northern retaining wall of the rear basement garage on No.3, (that extends almost half the width of the rear of our property) are structurally sound, fit for purpose and will provide us with ongoing safety, stability and amenity.

The proposed front fence at No.3 is not supported because:

- **it is out of character, out of scale and not in keeping with the open appeal of the streetscape**
- it creates an undesirable fully enclosed and gated area of concrete expanse.
- It locks in the current convoluted, difficult vehicle access and adhoc parking arrangement and exacerbates the already unsafe reversing and turning of cars toward our property
- There is no landscape relief

A front fence at No.3 should:

- be in keeping with the streetscape not merely an adjunct to the unit block
- be no higher than 1.2m so that it does not dominate the streetscape
- not be continuous for the full frontage (remove the proposed automated gate)
- be contingent upon:
 - a relocated vehicle Crossing to provide direct access to the double garages:
 - this removes the current convoluted, difficult vehicle access and parking arrangement and eliminates the unsafe reversing and turning of cars toward our property
 - This safety risk as well as adverse impact on our amenity is exacerbated by the transient Airbnb use of No.3's units resulting in increased need to use the proposed automated gate and use the unfamiliar and unsafe access and parking.

- If the current adhoc vehicle access and parking arrangement is to persist there must be a vehicle safety barrier on No.3 on its eastern side to protect No.5 from reversing and turning vehicles associated with No.3.
- be contingent upon providing suitable landscaping given that No.3 has no compliant landscaping

Common boundary Side fence:

- We do not support a continuation of the existing 1.8m high metal side fence
- We will agree to a 1.2m high timber paling side fence – this has much less impact.

The Statement of Environmental Effects should be expanded to include a reassessment of the current vehicle access and parking arrangements and provide a Landscape Plan for No.3. noting:

- the impractical and redundant eastern side driveway and inaccessible rear parking / turning area
- the recommended relocation of the vehicle crossing to improve safety

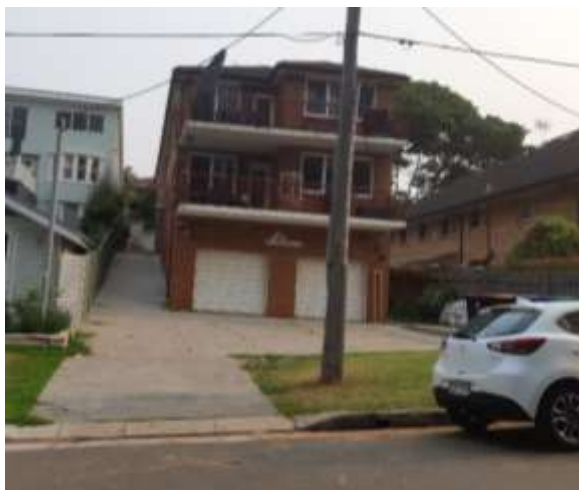
Geotechnical Report

Structural Engineer's Design Certificate

Architectural Plans

The detailing needs to include the effects on No.5 as identified above and matters arising from the recommended expanded Statement.

The following photos and commentary are provided to further illustrate the matters raised.



No.3 unit block development – comprising 4 x 2 bedroom & 1 x 1 bedroom units including Airbnb accommodation.

Note the fully concreted front setback and very narrow (impractical) side 'driveway' on the eastern (LH) side. This becomes even narrower where the retaining wall is located to the rear.

The current Council crossing is offset to the left of the existing double garages and if moved to the right hand side of the power pole it could better align with the double garages to provide more direct access and much improved safety.



Daily parking on No.3 is always parallel to the front of the building on the fully concreted front setback area (as well as at times on nature strip) and never within garages – the garages are used for storage only.

With this permanent adhoc parking arrangement vehicles exiting from No.3, including those associated with the Airbnb business at No.3, reverse toward our property (No.5) as well as need to negotiate a 90^o bend transition – this is a safety risk. Larger 4 wheel drive vehicles also park here. If this access and parking arrangement is to remain there needs to be a vehicle safety barrier for the protection of No.5.

An automated gate where the current driveway is located would place it in close proximity to our front building which could cause adverse noise and amenity concerns.



Eastern side 'driveway' of No.3

Note the very narrow width (2.45m) which reduces for the rear half (1.85m) where the replacement retaining wall is required.

This narrow 'driveway' would appear to be impractical, not safe and hence redundant for vehicle use and make the parking/turning area at the rear redundant.

No.3 is a 560 m² property that does not have any compliant landscape open space. The opportunity may exist to consider landscape outcomes as part of an expanded Statement of Environmental Effects and Landscape Plan.



Side view of No.3's front hardstand area and exposed garbage bin area.

A 1.5m high front fence and 1.8m high metal fence side return encloses a fully concreted area that will be incompatible and out of character with the streetscape with no landscape relief.

Condition Assessment Report for No.5

We will take photographic evidence of the condition of our property prior to the proposed works to show that our main dwelling and rear yard does not have any current structural defects along its western side or in proximity to the proposed works. We will also monitor and take photographs during and post the works.

Containment of surface runoff from entirely concrete paved surfaces on No.3

During rainfall events all the runoff from No.3's fully concreted surfaces, as well as leaking roof gutter, is directed down its eastern 'driveway'. Near the front of the building on No.3 the driveway tips toward our property and we are impacted by No.3's uncontrolled hard surface stormwater runoff. This stormwater runoff must be contained within No.3 and not impact No.5.

Should you require clarification or further information please contact to discuss.

Submission by

Chris Hunt

BE(Civil), MEngSc(Coastal), ME(LG), LGE, MIE(Aust) (Retired) & Former Chartered Engineer (Retired)

and on behalf of Kristine Hunt (Owners of 5 Birdwood Avenue, Collaroy)

ATTACHMENT – Description within Notice of Development Proposal does not mention New Front Fence & Gate.

