
Sent: 21/03/2019 10:28:18 PM
Subject: COMMENTS ON DA2019/0154 - 1955 Pittwater Road
Attachments: Gorian Comments on DA2019-0154.pdf; Gorian Comments on DA2019-0154 signed.pdf;

Please forward to Lashta Haidari

Lashta

Thanks for notifying us about the development application, our comments are attached.

Our home is located directly behind and above the development in question.

Peter Gorian & Toni Capel

60 Alexandra Crescent, Bayview, NSW 2104

tel 0412-712-575/0416-233-779

From: Peter Gorian & Toni Capel (owners 60 Alexandra Crescent, Bayview, NSW2104)

To: Lashta Haidari, Northern Beaches Council, 1 Park Street, Mona Vale, NSW 2103

Date: 21/March/2019

Subject: Proposed Development DA 2019/0154 – 1955 Pittwater Road, Bayview

Thank you for the notification concerning the above DA development and the opportunity to comment.

In general, the development plan appears to be reasonable in terms of a SEP. We assume the council will ensure any relevant compliances are met including the potential removal of asbestos related materials during demolition. Our main concerns/comments are:

1. Trees: Most of the replacement trees proposed appear to be sensitively selected. There are however a number of potentially very large trees proposed that may grow to 30m or even 45m in favorable conditions (two 1AC and two IEP trees). The block concerned is north facing and probably located in soil conditions that will result in rapid and large canopy growth. This will have a significant impact on the view from our property and adjacent properties over time. Alternative trees with more restrictive growth profile to less than 10m would be preferred for view and long-term safety concerns.

2. Building Height/View Impacts: The plans indicate the 8m height restrictions will be met. This will be significantly above the current property roof line. We would like height poles to confirm the impact the new building will have. We would also like some assurances that the final agreed building height restrictions will be adhered to and have been properly surveyed. Since the adjacent properties have a direct view over this property, there is also the issue that any roof mounted items should be clearly identified, sensitively selected and located. These includes satellite dishes, solar panels, solar hot water and other similar services. None of these are indicated on the current plans.

3. Roof Terrace/Garden and Privacy Impacts: While the main building includes limited windows over viewing adjacent properties the roof terrace provides direct oversight. The inclusion of privacy screens within the height restricted profile should be considered. Similarly, there is a concern that large umbrella or other temporary elements could be added which will further restrict views or exceed the 8m building height requirements.

4. Sewerage/Drainage/Seepage Issues: A natural spring is located in the vicinity of the NW corner of the block. Seepage could be a significant problem and should be reflected into the building design. The adjacent property we believe had significant problems in this respect. A large gum planned to be located in that corner area will also grow quickly in potentially unstable ground conditions posing a future hazard to the new building structure and the adjacent building structures and properties. There is also a main Sydney sewerage line running close to the back boundary which could also be adversely impacted by large trees located close to this boundary.

5. Obtrusive Lighting: While not indicated on the plans there will likely be garden and other lighting included. Again, due to the location of the adjacent properties this could result in obtrusive lighting impacts.

Thank you again for the opportunity to comment.

Yours Sincerely

Peter Gorian & Toni Capel (02-9999-3561/0412-712-575)

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