
Sent: 27/09/2019 12:50:26 PM
Subject: DA2019/0154 concerns

Re: Development Assessment
DA2019/0154
Lot 1 DP 373531 1955 Pittwater Rd. BAYVIEW
Demolition and construction of a Seniors Housing development.

Dear Planner,

We are writing to register our concerns regarding the referenced development. Our perspective is as immediate neighbors residing at 1957 Pittwater Rd Bayview.

We were overseas during much of the first submission. Having gone online and reviewed the updated plans we wish to register the following concerns...

1. Demolition - In the plans There is no discussion about site establishment, disruption and general dirt and contaminants from things like asbestos during demolition. Airborne issues and run-off. The sloped site has the potential to defeat our existing retaining walls Causing vulnerabilities during storms There are no registered baseline measurements.
2. Access - The work site has limited access and is on a blind corner so we are concerned about prolonged disruption in our sole access to our property.
3. Connectivity - The telecommunications (phone and internet) pits are somewhere on the proposed worksite four our property and our neighbors We cannot have these disrupted.
4. Safety - Having increased access and parking for 4 households with likelihood of more than one vehicle around a blind corner near a school seems a large safety problem. There is already an issue with drop off and pickup traffic, double parking and children walking without footpaths due to St Luke's Grammar.
5. Height - We were under the assumption there were height restrictions from 'ground' level. The proposed development appears high, finishing with their top level significantly above our roof line.
6. Privacy - given the elevation of the living areas and the proposed geometry there will be a clear line of sight from the residences and patios into our living areas on both levels of our house.
7. Noise - with 4 new residences being introduced literally 5 meters from us there will undoubtedly be much higher noise levels. We cannot find how that increase in noise has been mitigated.

Without these concerns being mitigated in planning, demolition and in design we feel there is a threat to the livability and valuation of our house.

Robert and Robin Smith
1957 Pittwater Rd
BAYVIEW NSW 2104