
Sent: 19/09/2017 7:38:19 AM
Subject: FW: Submission for DA N0530/15 and appeal to Land & Environment Court
Attachments: 7TrentwoodDASubmissionForm18Sept17.JPG;
18Sept2017SubmissiontoNBCouncil.docx;

From: tim roberts [mailto:123timroberts@gmail.com]
Sent: Monday, 18 September 2017 9:42 PM
To: Council Mailbox
Subject: Submission for DA N0530/15 and appeal to Land & Environment Court

Hello

Attached is the Northern Beaches Council Development Application Submission Form and document relating to Development Application NO530/15 and appeal to the Land and Environment Court.

* Could you please forward the form and document to the appropriate staff members at the Council.

Thanks and regards
Tim Roberts
0408 804 008

This Development Application Submission Form must be completed and attached to your submission.

EPC 104

The Interim General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

(Fax No: 9970 1200)

DA No: N0530/15
Name: TIM ROBERTS
Address: 1-43 D CHISHOLM AVENUE
AVALON BEACH 2107
Phone: 0408 804 008
Date: 18/9/17

Proposed Development: SUBDIVISION OF 1 LOT INTO 3 LOTS - LAND + ENVIRONMENT COURT LODGEMENT.
At: 7 TRENTWOOD PARK AVALON BEACH

I have inspected the DA plans, I have considered them in the context of the relevant planning instruments or policies. Yes No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise. Yes No

I am willing to provide evidence to the Land and Environment Court if the application is appealed. Yes No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's internet site through Council's transparent Development Application Tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern.

COMMENTS: (You may use the space provided or attach a separate document).

PLEASE SEE SEPARATE DOCUMENT

Disclosure of Political Donations and Gifts (sec 147 EP&A Act 1979):

Please read the information enclosed concerning political donations and gifts disclosure and, if relevant, tick the box below and provide details of the donation or gift on the disclosure statement available on Council's website:

I have made a political gift or donation

Name: TIM ROBERTS Signature: T.S. Roberts Date: 18/9/17

18 September 2017

The General Manager
Northern Beaches Council
Mona Vale
NSW

**Submission regarding the appeal filed in the Land and Environment Court
- subdivision of 1 lot into 3 lots - 7 Trentwood Park Avalon Beach
Development Application N0530/15**

Dear Sir/Madam

Further to the letter of 1 September 2017 sent by Northern Beaches Council to Elaine Roberts 43D Chisholm Avenue Avalon Beach, I would like to make the following submission.

Both the process and recent documentation made available for this Development Application and appeal have raised serious concerns.

The 1 September 2017 letter mentioned that the Development Application and related documents could be viewed at the Council's Mona Vale office. I took the opportunity to do this as it would enable me to view hard copy documents that may not scan effectively ie colour maps and diagrams.

I visited the office on Wednesday 13 September 2017 and person at the desk (my apologies I do not recall their name) looked through several filing cabinets and then went to check with another council employee. When they returned I was handed what looked to be a number of architectural diagrams which had been folded over and the words "L&E COURT PLANS" etc hand written on the back of one of the plans.

On checking the Council's web site the following day it became clear that these plans were only a small part of the additional information that has been submitted to the Council.

Other people may have also visited the Council and come away with the view that they had been given (to view) all the documentation for this DA and appeal (or that these were the only real documents of significance), which is misleading.

Also the 1 September 2017 letter referred to "... the attached DA Submission form". No form was attached. I was able to obtain this form from the council office.

2.

Having reviewed the documentation (via the Council's web site) in regards to this matter, the changes made are still not sufficient for the plans to be approved.

One major issue is that of fire and bush fire safety (and emergency access for vehicles to lot 3) in particular.

While the original bushfire report was provided by Ronald Coffey (Planning for Bushfire Protection Pty Ltd), a more recent report has been provided Graham Swain (Australian Bushfire Protection Planners Pty Ltd).

There may be some reasons why Planning for Bushfire Protection Pty Ltd did not submit an updated report, however I was unable to ascertain this from the submitted documents.

In regards to the "Additional information – Bushfire Report 5/09/2017" page 8 (after discussions with the NSW Rural Fire Service) "... the proposed subdivision is not capable of providing fire appliance access to proposed Lot 3".

This is a major concern and there is no wording etc to suggest that the NSW Rural Fire Service and/or Northern Beaches Council have been advised of/agree or even accept the proposed "... alternate solution".

While a full description of the fire fighting hydrant has been provided there are no photos which would assist in understanding the size and potential impact on the immediate area.

Also the Hose Box solution looks to contain the sort of fittings (Storz spanner, three way nozzle etc) contained in a NSW Fire and Rescue Community Fire Unit (CFU) cabinet/trailer. These are installed and more importantly (see below) maintained by NSW Fire and Rescue.

Also are 2 lengths (exact length ?) of canvas lay flat hose sufficient to reach all parts of Lot 3 ?

This could also become significant if an "ember attack" from a nearby bushfire.

It should be noted that NSW Fire and Rescue insist on mandatory regular training for all CFU members (both computer based training and hands on equipment training), and they are not to "activate"/use in an emergency a CFU cabinet/trailer unless 3 fully trained CFU members are present.

Other more primitive but similar approaches (to this issue) in recent times include houses in bush fire prone areas that have a swimming pool, petrol pump and hoses. They are of the belief that both the occupants of the house and the fire service can utilise the equipment. Unfortunately in many cases the occupants have not been trained to use the equipment and over the years regular

3.

maintenance has not been carried out, and the equipment fails when most needed.

These factors must be considered in regards to the alternate solution being put forward.

Also the fire hydrant solution is dependent on Sydney Water supplies. This is not guaranteed when during a bush fire other people (including NSW Fire and Rescue) also tap into the water mains, drastically reducing the water pressure.

In brief, as a fire appliance is unable to access Lot 3, and the alternative solution does not appear workable the DA should be rejected.

While this a bush fire focussed report, the statements made on page 9 do not address if the house/buildings on Lot 3 catch fire (from a source other than a bushfire), and potential to spread or impact on the existing houses on either side of Lot 3.

Also if a fire appliance can not access Lot 3 will this also impact on NSW Ambulances, emergency vehicles etc being able to reach the house etc on Lot 3 ?

I have concern about the driveway location and access to all 3 lots, however I understand other people are making submissions to the Council on these matters and they will cover my concerns.

Yours Sincerely

Tim Roberts

Phone 0408 804 008
Email 123timroberts@gmail.com