
From: Mark Clementson | MILLER
Sent: 19/09/2022 10:46:41 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: Ref: DA2022/1333 Lot 1 & Lot 4 DP 1274062 126B &126C Elimatta Rd
MONA VALE.
Attachments: 20220919 Letter to council DA 2022 1333 Lots 14 126 Elimatta Rd
(003).pdf;

Dear Ms Young,

Please find our reasons for concern as per our submission attached regarding proposed DA2022/1333 at 126 Elimatta Road.

We look forward to our concerns being address in the Council assessment process and being advised the outcome.

Yours faithfully,

Mark Clementson & Marcia Rackham

122 Elimatta Road

Mona Vale 2103
[REDACTED]

17 September 2022

Anne-Marie Young

Principal Planner

Northern Beaches Council

Ref: DA2022/1333 Lot 1 & Lot 4 DP 1274062 126B & 126C Elimatta Rd MONA VALE.

Construction of two dwelling houses (One upon Lot 1 and one upon Lot 4)

Dear Ms Young,

Please find our concerns regarding the above DA for your consideration when accessing these two developments.

Survey levels taken of Lot 1 & 4 require further scrutiny by council and a site visit would be appropriate. Fill from the driveway dig out (est. 100 tons) has been pushed behind the ridgeline creating a large height discrepancy between lot 4 and our property. The same fill has been used to raise levels on Lot 1 excessively and need to be reviewed as permissible. A more detailed survey is required showing fence lines and edges, the current survey is not adequate. The current height levels will impact on our privacy and amenity.

The survey supplied is not a boundary identification survey. The drawing notes clearly state that the "dimensions shown (bearings and distances) have been determined by land and property information only. Boundaries have not been accurately determined".

A site analysis plan is required. This will help us to see the path of the sun across the two blocks and what impact that could have to us.

A cut and fill plan is required. The owners are proposing a dig out of 80mx3 and we believe this is excessive. The excessive amount of excavation required on Lot 1 should require geotechnical assessment from a qualified engineer. Particularly considering being in a C4 zone on top of a ridge line. We have concerns regarding the impact vibrations will have to our home with such a large dig out.

Solar access to our home will be impacted by both houses as our only access to the sun in the winter months is via our courtyard and bedroom along our northern boundary, we will be receiving shadowing from two properties. The roof line of lot 4 does not comply with regulations and needs to be amended. The lily pillys that were planted along our boundary with Lot 1 by previous owner were to be trimmed to 3 metres to allow solar access into our courtyard.

Plans for retaining walls should be included with both DAs and not left to the construction certificate stage as mentioned in the EES. These require the expertise of a structural engineer, and it is important that we as a neighbouring property feel confident with their design in terms of our northern and eastern boundaries.

We have privacy concerns with the deck facing our garden and bedroom (Lot4) and a garage door facing another bedroom (Lot 4) These impacts both our privacy and amenity and we feel the garage door in that location is not reasonable.

Air conditioning units along our shared boundary should be relocated or acoustically treated.

We request sight poles be installed for a view analysis on Lot 1.

Tree 19 should be removed from the plans. There is no tree 19 in the arborists report, this has been left blank. To reduce confusion with tree 18 (Protected Bloodwood), tree 19 should be removed. Tree 18 has high landscape value, a large bloodwood tree that can be observed from Warriewood Valley and Mona Vale on the ridgeline. It is in the public interest to retain the tree for the scenic quality of the ridgeline. Tree 18 was damaged by heavy machinery during earth works with no tree protection zone in place and lost one limb. Mona Vale locality plan clearly states that "existing and native vegetation, including canopy trees, will be integrated with the development".

Section C design criteria for residential development C1.1 Landscaping controls seek to achieve the outcomes: Retention of canopy trees by encouraging the use of pier and beam footings. The development on Lot 4 has ignored this advice and is using concrete slab construction method.

There is only one significant tree planned for Lot 1 *Angophora floribunda* that is proposed to be planted on the Southeast corner of the block. An area full of fill and unstable it is highly unlikely that a tree could grow to its full potential on such a site. Landscape plans do not mention extensive weed species along boundary line on both blocks making the task of building a fence impossible. We do not wish to carry the burden of costs associated in structural works prior to a fence being built, due to fill and garden debris being used to increase the height of the land on Lot 1 in the Southeast corner of the block. The landscape plans are poor.

We would like to see Council apply conditions of consent regarding sediment and erosion control, and to monitor this.

Yours sincerely,

Mark Clementson & Marcia Rackham

122 Elimatta Rd

Mona Vale NSW