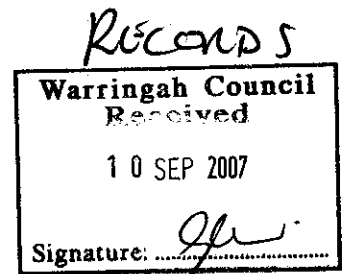
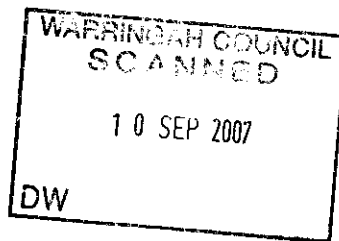


Raphael Garcia
Warringah Council



Dear Sir

RE: DA APPLICATION LODGED BY 73 LANTANA AVE
COLLAROY/ WHEELER HEIGHTS.

Please find attached 2 submissions re the
above DA Application. I note.

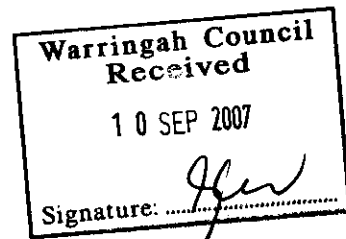
- 1) submission by David Ridgway - attempted
to lodge online from the UK ^(on 7/9/07) _{was}
unsuccessful: therefore lodged by hand
next date council open on 10/9/07
- 2) submission by RK & SJ Grenenger - advised
acceptable today 10/9/07 up to determination
unable to lodge by online 8/9/09, therefore
lodged by hand 10/9/07.

Regards

Rowena Grenenger.

Submission regarding:

Applicant Address: 73 Lantana Avenue Wheeler Heights
Application Number: 2007/783/0



Submitted by: David Ridgway – Property owner of 75A Lantana Ave
Address: 75A Lantana Avenue Wheeler Heights

The following submission outlines my concerns/queries regarding the proposed Retaining Walls (RW1 & RW2) and any subsequent fences shown on the detailed drawings in the above mention DA.

RW1

- Can you please clarify if this DA is for RW2 only or both RW1 and RW2 as shown on the drawings. The reason I ask is because RW1 has already commenced (4 months ago) and is half completed. Also the height of the retaining wall posts that have been constructed appear to be higher than the 1m height shown on the drawings. How do we ensure that the retaining wall doesn't go any higher than the 1m applied for? The soil that was excavated during the excavation for the posts revealed contaminated soil as there was pieces of asbestos uncovered. Any future excavation should include a procedure for adequately disposing of asbestos.
- There is a narrow strip of turf in between the proposed RW1 and the kerb of the common driveway that runs from the road up to the property of 75B Lantana Ave. Within this strip are in ground services (water, gas, electricity, telecommunications) that service 75A and 75B Lantana Ave. Any retaining wall built on the boundary in this location will hinder future access to these in ground services if they are required to be excavated.
- I have concerns about any fence that is to be installed on top of RW1. The height of a normal fence installed on top of the 1m high RW will be an extremely high structure which would affect the neighbourhood amenity of the area and partially obstruct sunlight.

RW2

- The DA submission does not show how the water from the agline placed behind the retaining walls will be discharged to a council drainage system. I have concerns that the water will be discharged to the common driveway of 75A and 75B which will leave the driveway wet for considerable lengths of time after rain.
- The drawings show RW2 continuing to the back corner of the development site. There is an open stormwater dish drain that runs at the back of the properties from the top of Lantana Ave down into Wheeler Heights Reserve and onto Narrabeen Lake. Any retained earth and retaining wall will impact on the flow of this water and will result in surface flooding of other properties (75B, 75A) and increased subsoil water to properties 75A and 79A. This is already occurring due to the fact that this dish drain was partially filled in when the property owner cleared the land at the back of the property.

DA Form submitted

- in regards to the DA submission itself I have a query regarding question 14. Trees and whether this has been correctly answered. I believe it may be within the drip line of a Jacaranda tree and that the works may involve the removal of trees if it hasn't already been carried out.
- In regards to contaminated land management, as mentioned above there was asbestos pieces in the excavation material from the post holes that the applicant has already carried out. Has the applicant acknowledge this and is there a plan in place to deal with it.

Statement of Environmental Effects

The Statement of Environmental Effects submitted fails to consider the impact on the following points:

- Flooding due to the filling in of the stormwater dish drain at the rear of the property.
- Stormwater disposal into a council drainage system
- The affect on privacy, daylight and views of other dwellings

Erosion and Sediment Control

- During the construction of a retaining wall the earth fill is subject to surface run off after heavy rain. What control measures are in place to avoid the sediment flowing onto neighbouring properties.
- An alternative to building RW1 on the boundary would be to build a fence only, the RW could be built further back on the applicants property.

Regards

David Ridgway