
From: Sylvia Winton
Sent: 21/06/2022 2:55:43 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/0775
Attachments: IMG_2429.mov;

Dear Brittany,

With regard to DA 2022/0775 - there are **three** aspects that impact our property and we would like Council to consider as they determine this application.

1. **Privacy** - The secondary dwelling access is via stairs that are built into the setback for 48 Lindley Ave, therefore there is zero separation from our property, when new inhabitants access the dwelling.

i) To mitigate this, we request a privacy screen be a requirement for the access to the secondary dwelling in order to maintain our privacy.

2. **Stormwater** - this is an ongoing concern in this small section of Lindley Avenue. Heavy rains resulted in flooding to the lower properties. This has pitted neighbour against neighbour as each believes the other is responsible for flooding that occurred.

Geotechnical Report states "*All stormwater collected from hard surfaces is to be collected and piped to the council stormwater network via available easement*".

There is no easement in the area and NO stormwater management arrangement by Council.

Attached is a video of water damage following a previous approval; showing water flowing from higher up, over our property and then onto our neighbours. Currently are no pipes, no easement, no directional control for water to reach "council stormwater network".

ii) Until this issue is resolved by Council, we strongly object to further construction that will increase potential flooding and erosion on lower properties.

iii) If the secondary dwelling is to be approved, please could a privacy fence along the boundary be erected in the hope it may help to control the direction stormwater goes.

3. **Excavation** - Geotechnical Report states "*It is essential that any excavation through rock that cannot be readily achieved with a bucket excavator or ripper should be carried out initially using a rock saw to minimise the vibration impact and disturbance on the adjoining properties, existing structures and any previously installed supporting systems. Any rock breaking must be carried out only after the rock has been sawed, and in short bursts (2-5 seconds), to prevent the vibration amplifying.*"

iv) As there is no access for equipment, we request further clarification as to how excavation will take place "with respect to minimising impact on adjoining properties."

Yours sincerely,

Sylvia Winton & Michael Guymer

Narrabeen NSW 2101

ph: [REDACTED]