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Sent: 14/02/2022 9:20:40 AM
To: DA Submission Mailbox
Subject: Online Submission

14/02/2022

MRS Sally Matthews
13 Bolingbroke PDE
Fairlight NSW 2094

RE: Mod2022/0015 - 33 Lauderdale Avenue FAIRLIGHT NSW 2094

Dear Sir / Madam,

Mod2022/0015 - DA2021/0757
Lot 1 DP 110238 33 Lauderdale Avenue FAIRLIGHT

We wish to raise the following concerns and / or seek clarification regarding the proposed development at 33 Lauderdale Avenue Fairlight which directly borders our property to the North.

(1) Replacement of existing retaining wall on boundary of 33 Lauderdale Avenue and 13 Bolingbroke Parade

- We note that the modified plans submitted include the removal of the existing retaining wall on the common boundary, whereas the previously approved DA plans indicated that the existing sandstone wall was to be retained. These are significant works and their potential impacts on all neighbouring properties was not clear in this DA modification.
- The existing retaining wall is a continuous structure that also separates (retains) the boundary of neighbouring properties at 11 Bolingbroke Parade and 35 Lauderdale Avenue. The proposal is silent on how this will be addressed if the wall is replaced and what impact this will have on that wall and those properties during and after construction.
- No engineering data or analysis has been provided as to the reason the existing retaining wall requires replacement. Our strong preference is to retain the existing structure to preserve the aged character and look of the wall (noting that 33 Lauderdale has none or limited visibility of the retaining wall from their property). Whilst there is some bowing of the wall to eastern end, we are advised by our structural engineer that this may be addressed by an additional buttress constructed to the eastern section of the wall and drilling some drainage weep holes through the wall to relieve any water build up. We understand the proposed pool construction will substantially decrease the load on the existing retaining wall as the pool will be pinned to the underlying rock.
- If the existing retaining wall is replaced, we have concerns in relation to:
 - o How the wall will be built (i.e. its constructability) and the potential impacts on our property (and neighbours) including access and egress. Importantly, there is no detail provided on the ability to safely and properly manage the temporary stability of the rear yard nor how the

removal of significant sandstone materials (blocks) will be undertaken.

- o The impact on the neighbouring section of the retaining wall which may require additional support to maintain its structural integrity and possible access to those properties to undertake works.
- o The construction materials and final finishes of the wall given that the entire structure (wall and fence) is over 3.5 metres high on the lower side and significantly affects the visual aesthetic of our backyard and potential ongoing maintenance requirements.
- o Stormwater management, to ensure that stormwater from the proposed pool surround will not drain onto our property, and that the retaining wall has adequate drainage installed.

(2) Pool construction and retaining wall / fence

- We have similar constructability concerns regarding the excavation of the pool and its impact on the existing retaining wall, or if replaced, the ability to manage the pool excavation and retaining wall replacement in such a manner that manages the temporary stability of the rear yard at 33 Lauderdale and possibly 35 Lauderdale Ave.

We consider it reasonable for the DA to require the resolution, approval and communication of these significant engineering and construction issues prior to any commencement of works so that all neighbours are properly informed regarding the impacts on their properties / boundaries of the proposed works.

It should be noted that there is a DA currently under consideration for 13 Bolingbroke Parade FAIRLIGHT and that the works proposed in this DA do not affect the ground levels or retaining wall in question at the rear of the property.

Your sincerely

Sally & Paul Matthews