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To: DA Submission Mailbox
Subject: Online Submission

16/12/2021

MS Kelly McFadyen
7 Hall AVE
Collaroy Plateau NSW 2097
[REDACTED]

RE: DA2021/2270 - 55 Kangaroo Road COLLAROY PLATEAU NSW 2097

Dear Nick,

Thank you for the opportunity to provide a submission on this Development Application.

Broadly, I believe the proposal improves the amenity of the site and attempts to keep in harmony with the surrounding area. I do not have any significant objections, however I do wish to make a submission covering the following items:

Front and side fences

The DA does not adequately provide information of the design, location, height or materials of the proposed retaining wall and fences. The plans provided are unclear.

There is an existing brick and rendered retaining wall/ fence between our properties and it is unclear if the DA seeks to demolish this wall and replace it with something else, or retain the wall or what the remaining fence between the properties will be made from or its height.

This existing wall is owned by both neighbours and I object to this wall being removed.

Should the applicant wish to demolish this wall and replace it with a new wall of the same location, height, material and finish at their cost, I have no objection. Should the applicant wish to extend this wall as the fence line from where it currently finishes through to the end of the boundary (replacing the existing timber fence) using the same height, brick material and finish, I have no objection and would pay half the costs as is expected of an adjoining fence owner.

Boundary Setbacks

Whilst the 3.5m setback on Hall Avenue meets the required set back controls, it is not correct (as proposed in application) to state that the 3.5m set back is consistent with the setbacks on Hall Avenue. The set back of all properties along Hall Avenue is 6.5 m.

Access to Sunlight

No overshadowing is ideal, however, I note the proposed overshadowing is stated to be within required limits. I therefore have no objection.

Vibration, dust and noise

Vibration and noise is not ideal yet necessary to undertake the proposed excavation works. It is requested that a condition of the Development Application be made that prevents vibration

exceeding the Australian Standard and that works will immediately cease if the vibration exceeds this standard or damage to neighbouring properties occurs. It is expected that alternate methods for excavation be agreed before works recommence. It is requested that adequate insurance is in place to cover any damage caused to neighbouring properties.

It is requested that noisy works and vibration is limited to Monday to Friday between 9:00 am and 5:00 pm. Noting many neighbours are currently working from home. For this reason, it is requested that excavation works utilise methods such as rock saw cutting over noisy rock breaking.

It is unclear what arrangements are being put in place to minimise dust and debris being blown on to neighbouring properties. Ideally I would like arrangements put in place that minimises dust and debris.

Existing trees

The existing large trees on the property do drop large branches on the footpath, road and in my property particularly during high winds. I have no objection to their removal. It is however unclear what type of trees and plants will be planted on the property and in which location.

Many thanks
Kelly McFadyen