

Development Assessment

To: Benjamin Price
Modification No: Mod 2019/0437 – 10.2017.258.1 (DA0258/2017)
Address: Lot 1 DB 839858 2B Fromelles Avenue SEAFORTH

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I wish to make an anonymous submission on the above development modification.

I have no objection to the retaining walls and landscaping as outlined in the application, as this is necessary based on the cut and fill that has occurred at the site.

My concerns are soil retention on the site during the works, loss of green space and non-conforming boundary fence heights.

For over 18 months this development has been ongoing with virtually no soil retention, so that every time it rains there is large amounts of clay, and dirt are being washed down the street, around the corner and into the stormwater drain at the corner of Karingal and Montauban avenue. This is ongoing and still occurring to date. The applicant and their contractors need to retain the runoff and this needs to be enforced by council.

The applicant is also using the reserve to access the rear of the site, I assume this will be remediated but whilst it is not, they also need to retain the clay and dirt they have exposed and added to the reserve, to stop this entering the stormwater system. Has this work that requires use of the reserve been completed as I do note there is not any mention of ongoing use of the reserve for these retaining walls and landscaping?

I note in the latest application, whilst not highlighted in the application, there is a further loss of green space, with the extension of hard surface decking and paths. The development is already non-compliant in this area and these changes, further reduce the green space and increase run off that is already occurring at the site.

My other concern is the fence height, especially at the rear. The plans say a minimum of 1.8 metres at the sides and 2.2 metres at the rear, there is nothing in the application that requests a variation to the 1.8 metre limit. I don't see the need for such over height fencing especially at the rear and given it will be a modular solid white fence, as per what they have already put at the side, it will be highly visible from Frenchs Forest road and I am concerned it may attract anti-social behaviour, which will trickle to the neighbouring properties. Regardless of height, perhaps some additional native plantings along the outside of the fence all around it, to soften the harshness of the solid white fencing and the glare that it will produce may be recommended, or something similar that will address both these issues.

The application also shows a retaining wall on the inside of the front boundary fence, there is no height listed here so I assume it will be below the current fence and not the 1.8-2.2 metres proposed for the other fences.

I trust you will take these concerns into consideration.

Yours faithfully

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