
Sent: 1/12/2018 7:00:51 PM
Subject: Online Submission

01/12/2018

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RE: DA2018/1814 - 17 Waterview Street SEAFORTH NSW 2092

Application no: DA 2018/1814 lot 347DP - 17 Waterview St Seaforth.

The plan as presented is inaccurate as an existing and significant Angophora Costata (approx 24mtrs), located adjacent to the front bedroom of 11 Waterview St has been omitted from the landscape plan. Why?

This omission is entirely misleading and indicative of the practice of the owner in the pursuit of his uncompromising development.

Consequently, I request a site inspection so the assessment can be made with full understanding of the site in relation to the plan as submitted and the impacts on the tree's health and vigour as a consequence of the position and construction of the many wooden decks and cabana construction and location.

The proposed position of the decks and cabana permanently make noise a real problem, because of the conflicting uses of the now adjacent zones. Because no 17 is a brick house @ 8+mtrs high at the rear, and the wood decks, at differing heights, span across the entire width of the house, incidental and concentrated sounds will, due to the hard surface areas be amplified and echo in the space.

There is no consideration offered in the plan for noise abatement in this sensitive area. Without one, the effect on sleep for the residents at No 11, because of these new acoustic impacts, would be ongoing with cumulatively detrimental health effects.

For us, this issue is very important indeed and clearly has not been considered by the applicant.

Additionally, the outside night lighting needed to illuminate the cabana and pool area has not been identified in the plan and will also impact sleep because it will shine out from the zone for entertainment into the zone for sleep, which to be effective needs darkness.

Please, put the cabana and active leisure space nearer the pool area because it is a more open space for noise and the associated sounds would dissipate into Bligh Park rather than reverberate near the bedrooms at No 11.

The additional 0.5m excavation of soil to lower the height of the cabana and its location @1m from the fence line with a rock retaining wall seriously encroaches on and threatens the critical root zone of the mature angophora not marked on the landscape plan.

Council put specific conditions in the original DA to protect this and other mature Angophora Costata trees on my property. NBC arborists have selectively pruned these trees so compromise has already been made regarding this tree and all other trees along the boundary. This year,

Mr and Mrs Fell sort the removal of this tree, which was opposed by me and rejected by Council.

I remain completely opposed to the destruction of a significant healthy, mature and highly valuable tree, which can be avoided if the cabana is repositioned to protect the critical root zone of the Angophora.

The further excavation and removal of soil, 0.5m lower than the already excavated ground level, will unpredictably impact the flow of surface water run off and drainage in this area with effects on the soil structure that can be avoided, with a more environmentally sensitive design that supports the surrounding Bligh Park nature reserve, rather than isolates it.

The hedge planting along the boundary fence line, especially behind, the cabana, is too close to the new boundary fence and compromises its structural integrity.

My house has been in its situation since 1954.

It is a modest, single level weatherboard cottage situated well back on the block. All its features are self evident and existed prior to the new building at No 17, which is elevated by approx 1m above natural ground level so it's height is over 8 mtrs at the rear. Any overlooking suggested into their property is prevented by the 1.8 mtr fence as a sight inspection would confirm.

The proximity of two full length windows at the rear of No17 compromise privacy into my main bedroom but the trunk of the Angophora tree adjacent to my main bedroom affords some vertical visual barrier and so it is even more important to me to protect so I can enjoy the amenity of my property.

There are many differences both in terms of philosophy and actions between myself and my neighbour, which has meant that communication between us is in writing.

I do think that because of the serious omission on their landscape plan and the consequent implications a site inspection is needed.

I have offered some suggestions for your consideration and my reasons for making them.

Yours sincerely,

Lyndall Brasier