
From: Sophie Wyeth
Sent: 15/06/2023 2:22:31 PM
To: Council Northernbeaches Mailbox
Cc: Nick
Subject: Submission: DA2022/0646 122 & 124 Queenscliff Road
Attachments: DA20220646 Submission Wyeth.pdf;

Dear Madam/ Sir,

Please find attached a submission in relation to DA2022/0646 Demolition works and construction of residential flat building 122 & 124 Queenscliff rd, Queenscliff.

If there are any questions or anything further to discuss please contact me either on this email or [REDACTED]

Kind Regards,

Sophie Wyeth

15th June 2023

The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Madam/Sir,

**Letter regarding; AMENDED PLANS / Documents -Development Application No.DA2022/0646
Demolition works and construction of a residential flat building - 122 Queenscliff Road Queenscliff
& 124 Queenscliff Road**

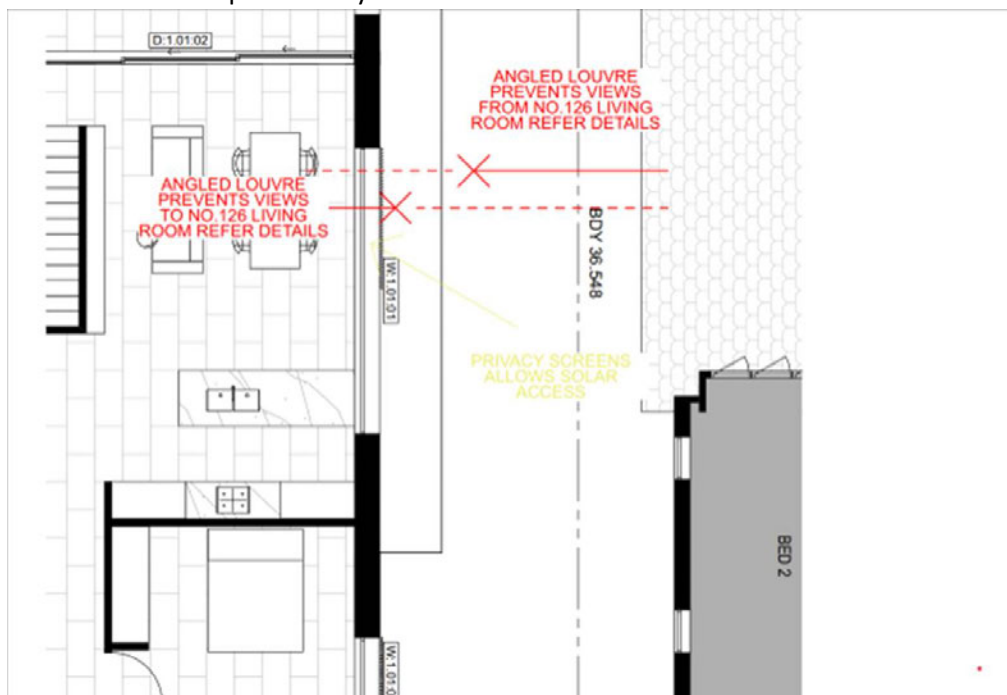
We refer to the above development application for 122 & 124 Queenscliff Road. We are the owners of 126 Queenscliff Road, the property adjoining to the west of the proposed development site.

We are generally in support of the proposed development, and think it is a high quality design.

We have a couple of concerns / issues as follows that we would like addressed through the consent conditions, and amendments to the plans

Existing Conditions of 126 Queenscliff Rd

The design plans and architectural assessment appear to be using the approved DA design for 126 Queenscliff Rd, rather than the Existing House. I am not sure if this is how it is required to be done, but obviously we would like to know if there are any unacceptable impacts from the proposed development next door on to our existing house, as opposed to the DA for this house that may or may not be undertaken in future. At this stage, we have not seen any assessment onto our existing house and so can't provide any feedback as such.

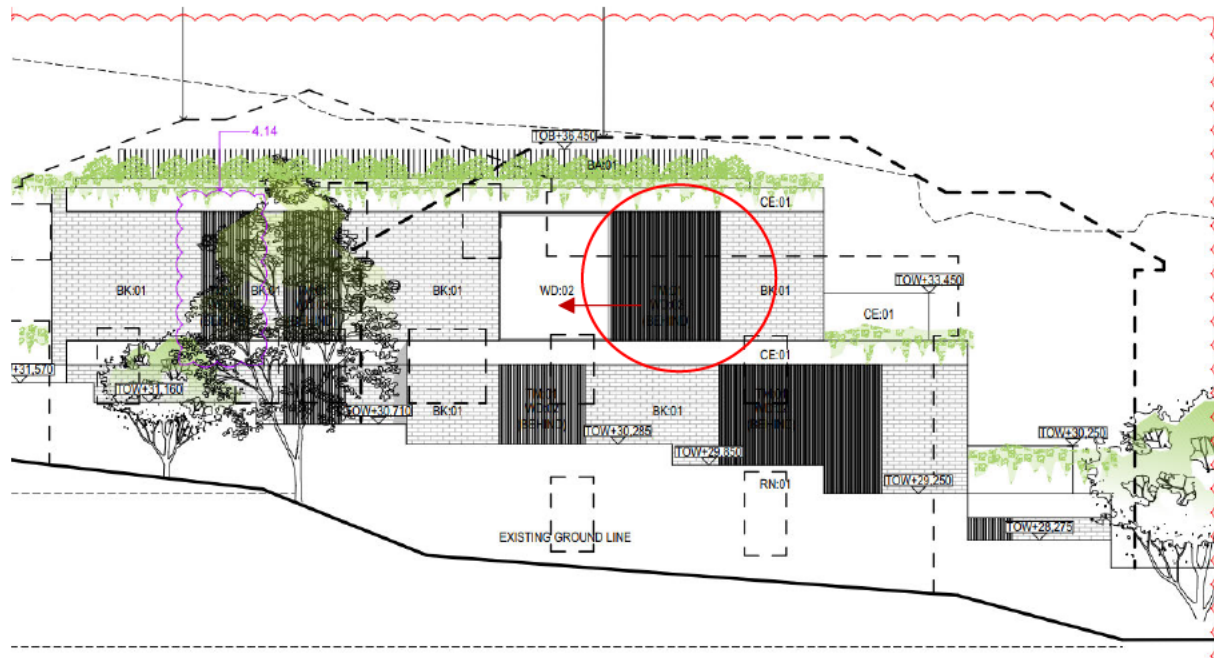


L1, west – window louvres

The louvres on this level are proposed to only half this window, at the front. Whereas the louvres are full width on other levels and windows.

The section without a screen is immediately across from our master bedroom

We have discussed this amendment with the owners, and they are accepting of it.



The rear section of the eastern boundary adjoins our existing pool. As this forms part of the pool enclosure – this fence needs to maintain 1.8m high (as existing) for compliance.

The existing RL of my pool RL26.65, which you would be able to find in the survey plan submitted with the DA for my property. The design plans show a different location for the pool on my land (refer to item above), also note the EX RL on my land adjoining this fence is 25.400. This not correct or may be using the DA levels, which aren't relevant.

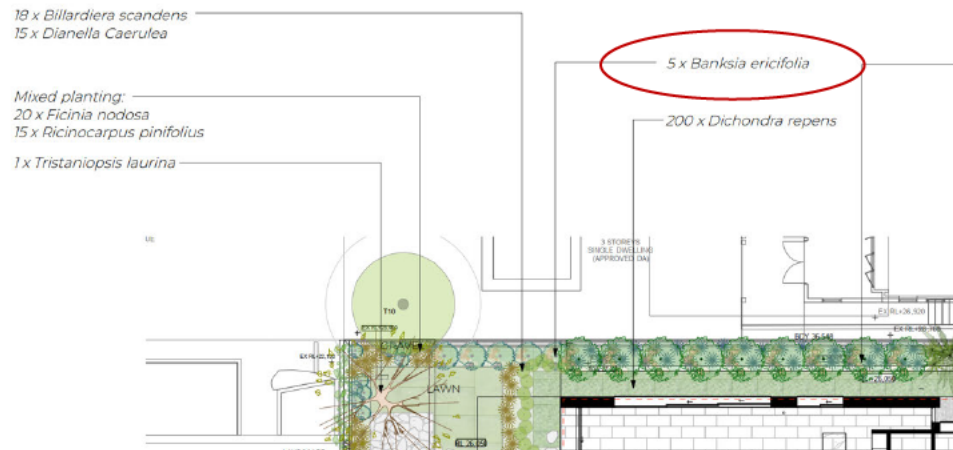
The design has a proposed new wall along the boundary with TOW @ 27.350m. This will be only 700mm high fence to my pool side if it replaces the existing boundary fence.

I have discussed this with the owner, who has advised that the existing fence to my property will remain in place, and the proposed wall will be constructed inside of it. This will solve this issue, however the proposed wall is shown on the boundary, and thus would affect this existing fence in this location

It may be necessary to have a condition, and/or an amendment to the relevant plans to show this proposed boundary wall moved inside the boundary, and noting the existing boundary fence to our properties are to remain in place at all times, including during construction.

To the rear section of western fence bounding the garden of the developments lower apartment, and my pool – there are proposed 5 x *Banksia ericifolia*

These have a growth of 4-7m high and will block our outlook in the important easterly direction. Will also result in significant foliage being dropped into my pool and extra maintenance costs. We request that lower growing plants be selected for this section, that have a maximum growth height below the existing 1.8m high boundary fence. Perhaps the low planting proposed at the front end of this run - *Ficinia nodosa* & *Ricinocarpus pinifolius* – can be continued.

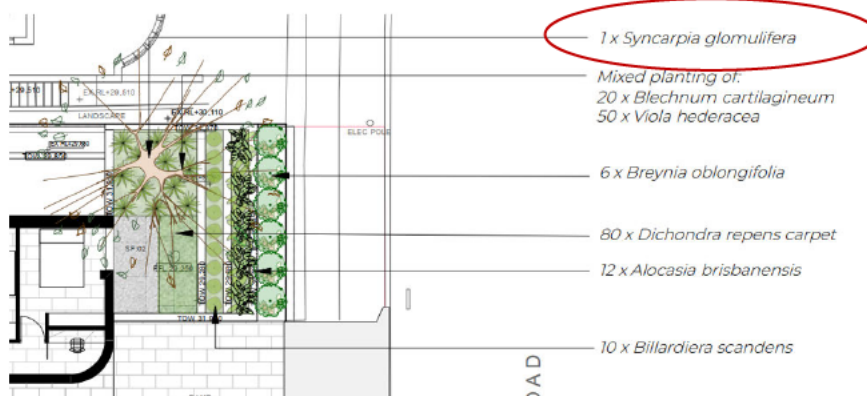


At the front western corner, there is a large Turpentine tree proposed.

This species can apparently can grow to 45-60m tall, despite the plant schedule noting a mature height of 15m. Its canopy grows to ~10m wide, with a similar size root spread – which would encroach significantly into our property and be an issue.

This is way too large and inappropriate, especially in this adjacent location, and will result in considerable impact to our property.

We request an alternate species selection for this tree that remains to something like 5m high, and a smaller canopy that remains largely within the property boundary



Kind Regards

Sophie & Nick Wyeth