



WILLOUGHBY HOMES

*building the future*

22/07/20

**ATT: NORTHERN BEACHES COUNCIL**

**Re; Modification of existing DA2020/0178**

For property at

**Lot 318, DP11162, 33 Kirkwood Street, Seaforth NSW 2092**

To whom it may concern.

- The modification to the above development in question is in relation to Condition 9 of the original Development Application.

Prior to the below statement being given, the stormwater drainage and design work is always addressed by Councils Stormwater Engineers. It does seem out of the ordinary that this DA was approved and issued with such a major aspect being left to be addressed afterwards, which I would also like to request the re-lodgement fee of \$1074.30 be waived or at least reduced to accommodate for this.

The Section 96 modification is to raise the originally approved dwelling by 330mm to achieve and to comply with Councils Stormwater Management Plan and to assist the engaged hydraulic engineer with design works to ensure majority of the stormwater drainage is discharged to Councils Street Stormwater System and not to adjoining properties. This also alleviates a new easement being created through the adjoining owners property which will not only cause disruption, but will add further strain on the stormwater easement running through to the existing easement through several adjoining properties located at the rear of house number 29.

Raising the proposed property will only enhance the street scape as it improves the appearance from the front elevation and has no impact on the adjoining properties in any way. Being that there is a large pocket of land on the left-hand side and no large openings on the right-hand side property further confirms that no additional issues will arise from raising the dwelling.

Please do not hesitate to contact me on either 1300 031 268 or directly on 0422 372 794 should you require any additional information or requirements

King Regards

Christopher Rees

General Manager  
Willoughby Homes

