
Sent: 17/03/2020 9:03:42 PM
Subject: DA 2020/0201 10 Willandra Road Beacon Hill 2100

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2100

Please find attached my comments on the **DA2020/0201**
10 Willandra Road Beacon Hill 2100

The plans indicate that although there is an extra bedroom, there is no provision for an extra car parking spot off road, in a street with parking problems.

The plans indicate that shadow diagrams are not applicable. Why? Because of the location of the proposed development near to the common boundary, and its height, my 40 year old pool will be in quarter to full shade for up to five months of the year, as indicated by the diagrams included.

The location of the proposed development just 1 metre from the common boundary and its height mean that the current view of open green space along the common boundary will be replaced by a dark metal wall.

The 1m distance from the common boundary removes the opportunity for a screen.

The plans indicate that an entrance door is in the side passage near the common fence but there is no mention of the placement of night lighting and hard surface path. As bedroom windows on my house open on to that side passage, what light shading and privacy screen will be included?

Will there be an air-conditioning motor and where will it be located? Will there be a pump up to the sewage inlet and where will it be located? What sound proofing on those will be included?

My greatest concern however is the storm water.

Currently, there is no provision for the roof water from the main house to go to the street. There is no water tank. If there is an absorption pit, it stopped working years ago. As a result, all house roof water goes south through my yard. As an example, please note the attached photos of the water from March **2019**, last year, of my side passage and the paved area near my pool. This is a typical heavy rain scenario. This is beyond a reasonable amount of down hill water flow.





So much water pours through that it floods into my garage and sends an unreasonable amount of water through my property. The pool filter motor now replaced stands on a brick column to keep it above the water. It is not uncommon for overground storm water to push silt into the pool- a time consuming and expensive process to remove.

There were two sheds on raised beds with no guttering or water retention measures in that side passage.

The cabin at the rear, constructed in early 2000s, has never had downpipes attached to the guttering on three sides and has no tank. All that roof water flows south through my garden.

At my own expense, I have put in place an agricultural line the full length of the common boundary. I have an absorption mound near the rear cabin. Along the pool fence, I have a dish drain and a physical barrier.

Legally, it is not up to me to stop the flow of storm water, it is for storm water to be retained *to a reasonable amount* and not directed onto a neighbouring property - mine.

I do not want a 40 square metre skillion roof sloped south sending any more roof water my way. I have no confidence in the storm water plans included in the DA because of the current status and for the following reasons.

Firstly, only one 2000L tank has been included. A 2000L tank attached to a 40 square metre roof will fill after 50 mm of rain. in 2018, BOM lists near by Collaroy as having the driest year in 26 years- yet there were 824mm of rain for the year i.e. average of 70 mm per month. A 2000L tank will not lessen the stormwater problem but continue the directing of storm water south towards me.

Secondly, the stormwater report provided for the water tank by NiTmA Consulting clearly states on page 3 that there is a **0100 sewer grade overflow to the street gutter**. There is currently no provision for any roof water for the current house or current cabin to discharge water uphill to the street gutter as there is NO street gutter outlet which a visual inspection of the street gutter will confirm. Understandably, I am extremely concerned by this claim and would like it explained .

Thirdly, the proposed cabin is too close to the fence for any absorption area or retention barrier for the gutter overflow- the rain overflow that will happen in Sydney when there is torrential rain on any but the largest cross-section roof gutter. Storm water gushing into a pool is a financial cost. There is no mention of the gutter size or of gutter guard. Also, the construction appears to have a cut in slab extending to the north of the construction. Where will the water that will pool on that area be dispersed?

I do note that a double dispersion trench is included, but I note that the depth is 550 mm. I question if it is possible as the sandstone which is visible at ground level throughout the yard may limit its location, the stated depth, and the absorption process.

In conclusion: I disagree with the understatement in Clauses D6, and D7 of the Environmental Statement. D6 is dismissive of shading over my pool and D7 does not recognise that a green open outlook is replaced with a high dark wall. I have grave concerns for the storm water management suggested as I do not feel they address the long term and probably illegal current system, and the

future added burden.

Yours sincerely

Janice McDonald