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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 14/02/2022 12:04:10 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

14/02/2022

MS Catherine Roche  
- 1 Doulton AVE  
Beacon Hill NSW 2100  
[REDACTED]

**RE: DA2022/0014 - 2 Warekila Road BEACON HILL NSW 2100**

Submission on behalf of 1 Doulton Avenue, Beacon Hill, NSW 2100

Date: 14/02/2022

All, I have the following concerns regarding proposed renovation.

1. Stormwater Management

With regards to the comment "The submitted stormwater management shows stormwater runoff from roof area being collected and connected to the street drainage system." This is not a entirely correct statement due to water egress from 2 Warilka Avenue and the heavier rain that now falls and heavier rain will occur over coming decades due to climatic change. Since the deck on western side was built in recent years greater accumulation of water is occurring and now collects on my lawn (between both gardens) and runs down the side of house on 1 Doulton Avenue. At times the water is like a torrent in heavier rain periods and comes in my back door regularly as the amount of rain has increased due to greater accumulation of rain water that gathers and forms pools. I have already had to replace the back door due to rot. With a taller house the accumulation of water will increase again, therefore a confirmed plan is requested on how to address this rather than based on future "inspection and upgrade by Builder". Larger pipes will be required to manage the greater runoff and stop run off into my property including permeation of damp into Building structure (water ingress). This will devalue my property price and increase maintenance costs . This is also demonstrated by collapse of the retaining wall on west side into 1 Doulton Avenue garden in the past as water pooled and a stream developed and poured thru the wall such that it caused a collapsed wall into 1 Doulton Avenue.

2. Sewage Management

Changes to Sewage System has not been mentioned in technical specifications. I note your comment that stormwater pipeline will be inspected and upgraded by builder and would have expected a plan to address pipe capacity due to increased toilets etc. At times, there is also what looks like sewage seeping into 1 Doulton Avenue in the heavier rain on the south west side. Due to slope gradient, I would like to confirm that sewage works be completed due to odorous brown seepage coming through the retaining wall and rocks on south west side into 1 Doulton Avenue. Again this has an impact on value of 1 Doulton Avenue property. Greater detail is required in this regard please.

3. Impact of Vibrations on 1 Doulton Avenue retaining wall and Foundations

Greater information is required as there are retaining walls that could be impacted by any Vibrations due to excavations or building. Need to consider future plan in the event some

slippage or wall disturbance occurs due to vibrations in the future.

4. Noise Control

I am working from home from 8.00AM to 5.00PM for NSW Health due to Covid, how will this noise be reduced such that I can carry on working from home. I need an acceptable level of noise to carry on Conference calls and be able to concentrate to complete my work during the day.

5. Loss of Sun light in Mornings: Having a second storey will mean that 1 Doulton Avenue front garden will receive fewer hours of sunlight creating increased water egress. Set back needs to be as per allowed South and West allocation and Set Back.

6. Loss of privacy at Pool area:

Pool area

Having a second storey will mean that 1 Doulton Avenue will loss privacy in pool area due to upper floor windows. Set back needs to be as per allowed South allocation and Side Set Back West allocation.

Western side

Loss of privacy at the western side.: Having a second storey will mean further loss of privacy in front garden areas as this building will tower over front garden and windows. Set back needs to be as per allowed South allocation and Side Set Back West allocation.

A response to my queries and plan to address above concerns is requested please.

Yours sincerely

Catherine Roche