
From: Lynne Walker
Sent: 8/02/2022 11:23:42 AM
To: Council Northernbeaches Mailbox
Cc: Chrissie Koltai; Chrissie Koltai; [REDACTED] Luke Derwent; Olivia Christofides
Subject: FW: Objection DA2021/1918

Attn: Thomas Prosser – Planner

Dear Mr Prosser,

I am writing on behalf of the Owners Corporation Pittwater Palms Retirement Village as the Secretary of the Strata Committee.

It has been noted that our previous correspondence has not been added to the Council website in respect of the DA, so I would like to confirm that you have acknowledged our objection?

We have serious concerns about the impact of additional stormwater finding its way onto our property.

We have received correspondence from Mr Tim West Architect who we assume acts for the owners of number 96 Avalon Parade.

He has asked that we confirm that we reject a suggestion from Council that an easement be granted and that a 90mm stormwater pipe is installed to connect the stormwater from number 96 and direct it to the Council's stormwater system on the other side of our village.

Although we would reject such a suggestion as impractical, we don't understand why we have not had any response from Council to our objection and are instead being contacted by the applicants.

The owners of number 96 should be aware that there are a number of serious considerations for the village not the least of which is understanding whether our current stormwater system is designed to take a greater load of water, the legal costs in adding the easement to our title etc.

This is not an insignificant objection or potential cost to be considered.

We look forward to hearing from you.

Regards,

Lynne Walker

From: [Lynne Walker](#)

Sent: Tuesday, 9 November 2021 5:58 PM

To: [Northern Beaches Council](#)

Cc: [Chrissie Koltai](#); [Chrissie Koltai](#); pentax@ihug.com.au; [Rebecca Wall](#)

Subject: Objection DA2021/1918

Attn: Thomas Prosser – Planner

Dear Mr Prosser,

I am writing on behalf of the Owners Corporation Pittwater Palms Retirement Village as the Secretary of the Strata Committee.

Thank you for the notice of DA lodged for 96 Avalon Parade, Avalon Beach NSW 2107 and seeking submissions of any objections or concerns.

We have received a letter from one of our original residents who has a long memory of developments affecting our Village. I have also checked with our Village Manager who works for Aveo and oversees the maintenance for the Village who confirms she agrees with the issues raised by our resident. I have reproduced part of his letter which encapsulates concerns with the drainage plans for number 96.

The proposed dwelling is substantially larger than the existing house that is to be replaced. It is planned that roof run-off be piped to the back yard where an absorption trench is to be constructed.

A similar absorption trench was installed in No. 92 Avalon Parade about 10 or 12 years ago, when it was noted that the upper sandy soil was underlain by an impermeable black clay below about 200mm. As a result, when we have significant rain, the system overflows into our property, continuing for about a fortnight until the water level in the trench eventually drops down to clay level. It is likely that similar conditions will exist in No.96.

It is suggested that, for the benefit of the village, the Strata Committee consider responding to NB Ccl. Explaining

our past experience and requesting that the roof water be piped (no larger than 40mm dia.) directly into our drain that is located about one metre from our mutual boundary fence.

I would be grateful if you could consider the feedback from our resident and respond with your thoughts on the solution for the drainage problem described.

Regards,

Lynne Walker

Secretary

Pittwater Palms Strata Committee

Sent from [Mail](#) for Windows