
From: Lynette Foley
Sent: 11/07/2024 11:16:42 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: re: DA2024/0756, DA2024/0757, DA2024/0758

Attention: Development Assessment team

Officer: Adam Croft

re: DA2024/0756, DA2024/0757, DA2024/0758 - Development application

Dear Sir/Madam

I have no issues with the application for the demolition of the house, division of the property and erection of two houses as long as it does not impact my property. There are two concerns that I have with this development and if these are addressed to ensure that my property is not impacted, then I am happy for this development to go ahead.

These are the only two concerns that I have:

1. Garage - our garage/laundry/toilet is built 2 inches INSIDE our boundary. So the entirety of the garage on all three sides is on my property and nothing should be done to the garage/laundry wall including any painting or attachments of any kind. The wall is a single brick wall and damage can lead to water leakage inside our garage/laundry.

There is 2 inches of drainage around the garage on all sides with blue metal inside.

With regards to 41 Coolangatta Avenue - I had noticed that items have been attached to the wall of our garage on the property mentioned. These were attached to my garage/laundry by the prior owners of 41 Coolangatta - unbeknowst to me. I only discovered them when I asked the previous owners a couple of years ago if we could come onto their property to check the garage/laundry wall to see what was causing water leakage into our garage and potentially seal the wall. I had no idea that they had attached pool pumps and a fence to my garage. The previous owner at 41 Coolangatta did seal the damage that he had done to my garage, however, the pool pump and attachments still remain.

If the pool is being demolished, then it is likely that the attachments will be removed from the wall of my garage. Once these attachments are removed, I would ask that the owners fix the damage to our garage and seal that area properly since there will be holes etc. that could lead to water leakage in our garage/laundry.

2. Water drainage - my husband installed extensive drainage all around this property, all insisted upon by council at the time, to ensure that there was adequate drainage of this property so that it would not impact neighbouring properties. During the rainfalls we have had, the drainage barely coped with the amount of water. I have seen that on the plans for the new build, the pool is to be broken up and used as a pit for water seepage. I am concerned that this will lead to further water impacting my property. The 2 inches of drainage around the garage is not designed for a lot of water. Can the water from the pool be drained or pumped to the front of their property? Otherwise, with the slope of the land, the water from property 41

Coolangatta will be heading towards our property and 44 Lumeah Avenue. Can you please ensure that the water run off issue is thoroughly assessed to ensure that my property will not be impacted by water before going ahead.

Apart from these two issues, I have no problem with the plans of the parties at 41 Coolangatta Avenue.

Thank you for your time and kind regards

Lynette Foley

42 Lumeah Avenue

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Phone: [REDACTED]

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