
Sent: 19/09/2019 12:15:18 PM
Subject: Attention kent bull DA2019/0781
Attachments: Neighbour DA Submission_190917.pdf;

Dear Kent

Please find attached my submission regarding DA2019/0781

Thank you
Ann Letnic
14 Terama Street, bilgola plateau
0408161527

Sent from my iPad

Atten: Kent Bull

Northern Beaches Council
Village Park, 1 Park Street
Mona Vale NSW 2103 Australia

Re: DA2019/0781 Proposed Alterations and Additions to 17 Argyle Street, Bilgola Plateau NSW 2107

As the property owner of one of the adjoining properties (14 Terama St, Bilgola Plateau) to the subject site, I have some concerns in regards to the proposed building works.

Stormwater

The applicant's Statement of Environmental Effects refers to the property's downpipes being piped to the existing stormwater discharge at the rear of the property. From my conversations with the previous owner of the subject property, I was informed that there is no existing absorption system. All stormwater collected is disposed of at the rear of the site, without an absorption system of any kind. As one of the properties positioned directly below 17 Argyle St, we experience significant run off from the subject property during even moderate periods of rain. In the past this has led to the deterioration of retaining structures and multiple drainage issues.

Instead of piping all stormwater to the rear of the site, I would request that the stormwater collected at the upper floor level and ground levels be diverted to street level through a charged system to be designed by a hydraulic engineer. This should reduce much of the run off. The remainder of stormwater collected on site at levels lower than street level can be discharged into a suitable, infiltration system (to be specified by the hydraulic engineer) at the rear of the property.

Privacy

I appreciate the constraints of working with existing structures and the steep slope of the site, however to alleviate overlooking concerns as a result of the additional floor level and the breach of the height limit, I would request that Council condition the planting of screening planting along the full width of the rear boundary. This planting should have a mature height of 5m and would be in keeping with the 2 adjacent properties at 13 & 15 Argyle Street . I have previously spoken with the applicant/owner in regards to this planting and they proposed the planting of Lilly Pillies, which I would be supportive of.

I look forward to hearing from you.

Kind regards,

Ann Letnic
Property Owner at 14 Terama St, Bilgola Plateau NSW 2107
0408 161 527