
From: Otto Noe
Sent: 1/11/2021 4:37:20 PM
To: Council Northernbeaches Mailbox
Subject: 55 woolgoolga

On 31 Oct 2021, at 2:01 pm, Otto Noe [REDACTED] wrote:

Dear Mr Keeler,

I appreciate you allowing us to write this letter as a submission for 55 Woolgoolga Street, North Balgowlah - DA2021/1801

We live at 10 Dorrigo Avenue, North Balgowlah our property is south/east just below the block in the proposed DA.

Having looked over the proposed DA we feel that ourselves and our neighbouring properties will be severely impacted by the properties overall design quality, including but not limited to;

- (i) Stormwater Management - Absorption Trench
- (ii) Easement
- (iii) Building & Wall height
- (iv) Building Bulk & Scale
- (v) Privacy
- (vi) loss of trees and natural environment for wildlife.

(i) Stormwater Management - Absorption Trench

Our property is below and abutting 8 Dorrigo avenue and 10 Urunga street which backs directly onto the south eastern side of the applicants property.

The slope of the applicants property runs down towards our property. Our backyard is a small, usable space in which we entertain family and friends and often use to have meals. Our property is the natural catchment for water to drain from adjoining blocks. In the past we were inundated by water from a burst swimming pool, which was on a property above and behind in Woolgoolga street. we were lucky that we were able to divert the flow to stormwater drains. Since then we and our neighbours have put in place agricultural drains to help with water seepage from the sloping land at the rear. Our rear lawn is often very damp from this seepage.

We are therefore extremely concerned about the proposed Absorption Trench and the amount of stormwater that the new build will collect from the many additional hard surfaces proposed in the design, including the roofs, paths, driveways, swimming pool etc. It is my understanding from the plans that all the excess water will run into the Absorption Trench which is proposed to be built on rock and

situated meters from my back fence. We are very concerned that this will result in even more concentrated residual water coming to us and the adjoining properties to the west.

Under the Water Management for Development policy (5.1, 5.5, 6.6 & Appendix 3) and looking at the Geotechnical Report, whilst I'm not an expert it seems they have not followed the guidelines and I find the report inadequate to answer the questions regarding my concerns and whether they follow the policy. I would appreciate if council can ensure that all policy requirements are covered and that myself and neighbouring properties receive that updated report and information so we can really understand the implications.

Specifically some questions are;

- How does the trench work?
- Where does water go? we are built on rock which does not absorb the water.
- What is the barrier/retaining wall around the trench and how will that impact the natural flow from his left neighbour/s (57 Woolgoolga Street) up the hill and where does that water go? (this could result redirection of water flow and cause additional major water issues to our property and neighbouring properties)
- If the water goes above the trench and sits there, what sort of pest management is in place (mosquitos etc..)?
- How long will the trench last and requirements to replace it?
- Outside of just a single test on an area, has there been any specific long-term infiltration testing in the direct area and what testing has been done to mimic significant storm events?
- Is the trench capable of handling significant storm events?
- Does the trench require maintenance?
- Is there a schedule for maintenance (cleaning sediment etc...)?
- If the trench fails, and causes water damage to ours and neighbours property, who's responsibility is that?
- We are led believe the minimum requirement for water tanks for a development such as this is a 5,000 litre tank, is this so?

(ii) Easement

We are opposed to an easement over our property, and we have not been approached about this by the applicants.

(iii) Building & Wall height

The building height is well above the compliance requirements by 29% (control - 8.5 meters ; proposed max 10.97 meters) and wall height by 29% (control - 7.2 meters ; proposed max 9.3 meters) - see Statement of Environment Effects report. It is a substantial breach of the building height control.

Building controls allow a 2 storey building form. As mentioned above the layout of the 4 story level with elevated pool area exceeds this control.

The shape of the site with its setback significantly affects properties at the south boundary on Urunga Street (10 & 12) and those on the eastern side boundary at Dorrigo Street (6, 8 & 10) who are impacted by the buildings breach.

Our property at number 10 Dorrigo will see the extremely large property much closer to our boundary than the existing building and also extend in size by multiple levels as can be seen on the Master Plan Set.

(iv) Building Bulk & Scale

We feel that the scale and bulk of the building is excessive in the local area with no properties known that are of that size, where local housing is 1-2 stories and maximum three with garaging underneath.

We feel we will be impacted by its immense 4 level storey, 7 room, 5 bathrooms/WC, multiple living areas including large outdoor living balcony space design.

The design has not been sympathetic of local surrounding properties breaching building height controls. This has resulted in the issues such as privacy, shadowing, stormwater etc..

We feel that the visual impact on our property will be excessive and additional design is required.

(v) Privacy

We are concerned about privacy and noise. Being to the south east behind the proposed building our privacy would be disrupted on multiple levels (see master plan south elevation). We would be directly looked into our rear Garden space where we spend much of our time.

We believe the loss of the natural screen of trees will impact our garden and the neighbours properties in the most fundamental of ways by allowing the proposed development at 55 Woolgoolga street direct visual access to our properties but also from their neighbours at 57 and 59 Woolgoolga street.

(vi) Loss of trees and natural environment.

We moved to north balgowlah more than thirty years ago to live in a suburban area with treelined streets and bushland surrounds, since then we have noticed an ever increasing degradation of this. It seems to us that this development at 55 Woolgoolga street typifies a total disregard to the natural surroundings of the dwellings imposed on it. Loss of habitat for indigenous creatures is just another side effect of overdevelopment of building sites generally, but in this case specifically at 55 Woolgoolga Street.

We hope the council would consider our objections and use its own controls to ensure that when the site is developed it will be supportive of its neighbours.

If you wish to contact us, we can be reached on [REDACTED]

Regards

Otto Noe and Lindsey Jewell
Owners 10 Dorrigo Avenue, North Bagowlah

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