
Sent: 20/05/2025 3:43:40 PM
Subject: Re: Mod 2025 / 0186 - DA 2021 / 0060

To the Northern Beaches Council,

Re: Mod 2025 / 0186 - DA 2021 / 0060

I would like to make a submission on this DA Modification. I am the owner of 11 Taminga Street Bayview, next-door to 9 and 10 Taminga Street where the modifications are proposed.

It is good to see my two neighbours proposing a coordinated driveway and drainage development. There was a site meeting on Wednesday 14 May, and I am generally happy with the outcome, but have three queries about specific details which have only been verbally addressed:

1. Drainage

Our properties all share a right of way easement to Ilya Avenue. In the past, some properties along the right of way have been allowed to develop driveways without managing all the stormwater on each site, and this results in an extended flow of water down the right of way across several properties, making it difficult to walk along in heavy rain. To avoid this reoccurring in the future, new driveway developments along the right of way should ensure that each property deals with its own drainage.

This DA Modification observes this for the most part, which is excellent to see. However, I remain concerned about drainage at the easternmost end of the proposed driveway.

The "proposed contour & spot levels layout plan (approximate)" shown on page 8 of the "Plan - Driveway & Access" shows that the easternmost end of the driveway is draining towards the north and east. There is also a blank area for the first 1-2 metres at the very end of the driveway where no slope is shown on the plans at all. However, there is no pit or pipe shown that would collect stormwater from this area of the driveway. This appears likely to result in stormwater running downhill between the two houses of 10 and 11 Taminga, which could cause problems. I am concerned that the plans do not show that the stormwater coming from this eastern end of the driveway will be appropriately dealt with by collecting it into a drainage system.

At the site meeting our neighbours stated that there would be no water draining towards the east onto my property, and that no water would be channelled between the houses, but there was only verbal assurance that the appropriate measures would be built.

2. Transition

Also at the site meeting our neighbours stated that there would be a drain along the boundary transition, and we would like this to be addressed in the final design.

The section drawing on page 9 states, *"transition roadway into existing roadway, extents and requirements to council specifications and details to be confirmed prior to construction."* Could this transition please include a shallow splash drain (or similar) running across the driveway and along the boundary between 10 and 11 Taminga, to channel any stormwater off the driveway and into a drainage system at this point? This drain would also have the advantage of discouraging drivers from driving excessively fast along the right of way, which operates as a shared space for people walking, riding bikes, and driving cars.

3. Confirmation of material

The Statement of Environmental Effects suggests that the driveway will be "concrete", which is good, to match the rest of the right of way. I would not like the driveway to be bitumen, as it isn't as stable as concrete, gets excessively hot in the sun, and doesn't suit the character of the area.

Summary

I am glad to see this proposal for the driveway on my two neighbouring properties, and would like assurance that these three details are being addressed in the final design.

Regards

Jill Murray