
Sent: 11/01/2020 8:43:30 PM
Subject: Online Submission

11/01/2020

MR Kelvin Millsom
28 Urunga Street ST
NORTH BALGOWLAH NSW 2093
elected2@bigpond.net.au

RE: DA2019/1307 - 96 Clontarf Street NORTH BALGOWLAH NSW 2093

28 Urunga Street
NORTH BALGOWLAH NSW 2093
11 JANUARY 2020
PENNY WOOD, Planner
Northern Beaches Council
Po Box 82
MANLY NSW 1650

Submission concerns regarding - Lot 5 DP 23477 - 96 Clontarf Street North Balgowlah
DA2019/1037 - PROPOSED SWIMMING POOL.

To whom it may concern;

Our concern relates to the management of stormwater and overland flows from the catchment which forms the back yard of #96 Clontarf Street.

We have lived at 28 Urunga Street, adjacent to this property since 1987 and our experience of the overflow storm water from this back yard catchment is that it flows to the lowest point which is along the south side of the property and toward the street, along our common boundary. When the previous owners of #96 built the second story and brick veneered the house. They concreted the rear entertaining area between the rear of the house and the existing pool and reinstalled the concrete path along the southern side of the house. They installed two water catchment grates into the side walk way path; however they also sloped /angled the path away from their house so that water would not flow against the house. The result was that the Stormwater and overland flows were not completely captured by the two grates in the path and was directed towards and entered our property, so they installed a row of bricks on top of the concrete path for the length of our property to prevent the water from inundating our property, flowing under our house and potentially causing damage to our foundations.

The proposed swimming pool development will change the ground levels in the back yard of the property and by creating a lower level walk way along the southern side of the pool and by the increasing the size of the concrete and tiled paved areas, as well as the installation of a number of retaining walls and steps across the natural direction of surface flow area of the property.

The result will be the increase of stormwater and overland flow along the southern boundary of the property.

I refer to the STATEMENT OF ENVIRONMENTAL EFFECTS By Nolan Planning Consultants,
Clause - C4 - Stormwater.

Requirement - To be provided in accordance with Council's Stormwater Drainage Design Guidelines for Minor Developments & Minor Works Specification. (Ref 1)

Compliance - Yes, All collected stormwater will discharge to the existing stormwater system which disperses to Clontarf Street.

Our concern is that no provision for the collection, capture or management of this stormwater and overland flow water into the onsite stormwater system is evident on the landscape plans or in the DA application and that there may be no intention to collect, capture or manage this Stormwater and Overflow water from entering our property.

I refer to Northern Beaches Council PL 850 Water Management Policy.

Clause 5.5 Stormwater Entering Properties from Upstream Lots.

Sub clause (b) When a retaining wall is to be constructed across an overland flow path any intercepted flow must be contained within the property where the retaining wall is required and this flow connected to the site drainage system.

We would like the matter relating to the collection, capture and management of stormwater and overland flow addressed, please.

Regards

Lynne & Kelvin Millsom

28 Urunga Street

North Balgowlah NSW 2093.