
From: [REDACTED]
Sent: 17/08/2022 11:11:44 AM
To: Council Northernbeaches Mailbox
Subject: Submission - DA2021/2582 58 Whale Beach Road, Avalon Beach

Attention: Julie Edwards

Our personal information is provided for councils use only - please redact this information appropriately.

Despite not receiving notification from council re: latest amended plans, we noticed on the council website new master plans and hydraulics engineers' report/plans for stormwater management dated 9/8/2022 and reiterate our concerns as follows -

1. Off street parking is now reduced to only 2 cars with an additional carport structure added to the plan. Whale Beach Road is a double yellow line single lane carriageway with no off street parking in front of 58 Whale Beach Road. Ostensibly with two dwellings on the property they would need off street parking for at least 3 cars.
2. West facing windows in the secondary dwelling (overlooking our property) are still not raised to a sill height of 1.4m impeding our privacy.
3. It appears the Hydraulics engineers' report/plans assumes the existing stormwater is adequate, which it is not. No investigation has yet been done to ascertain this. Also, we can see no evidence on their plan to assume the existing downpipes will be tied in with the proposed system. Most importantly the stormwater plan shows no evidence of being piped to Whale Beach Road as the owner had previously advised us was their plan. Rather, the original house (90 sq m) along with the additional hard surfaces (secondary dwelling and carport=129.8 sq m), now the plans show the stormwater is being captured and routed via 2 x 2,000 litre RWT's (as opposed to the last amendment of 2 x 10,000 litre RWT's), the overflow of which is routed to the Atlantis system and then sent to the level spreader at the back of the property within approximately 4 metres of the boundary, and ultimately draining down to our property still. The RWT's will be located underneath a deck next to the pool and obviously not accessible as intended i.e., for watering of gardens etc, purely to 'tick a box' for installation of same. Given that all stormwater drains to the Atlantis Basin System, and that the direction of trenching required will be unimpeded 'landscaped area', is there any reason why the stormwater can't be pumped from the Atlantis to Whale Beach Road as per council regulation?
4. With the latest amendments to the plan, site coverage has now grown to 369.25 sq m or 54.8% as specified - an additional 32.2 sq m above the 50% coverage advised and this does not include the swimming pool (approximately 60 sq m) which we consider as a hard surface despite being included as 'landscaped area'. If the swimming pool is included in the site coverage this would represent a gross overdevelopment of the site by approximately 27%. We would ask with all the changes to the original plans that council measure and recheck the amended plans for the correlation of all coverage stats specified, that they do still agree with those stated on the amended plans for accuracy.

We await council feedback regarding our concerns.

Kind regards,

[REDACTED]