
From: Lynne Walker
Sent: 9/11/2021 5:58:30 PM
To: Council Northernbeaches Mailbox
Cc: Chrissie Koltai; Chrissie Koltai; pentax@ihug.com.au; Rebecca Wall
Subject: Objection DA2021/1918

Attn: Thomas Prosser – Planner

Dear Mr Prosser,

I am writing on behalf of the Owners Corporation Pittwater Palms Retirement Village as the Secretary of the Strata Committee.

Thank you for the notice of DA lodged for 96 Avalon Parade, Avalon Beach NSW 2107 and seeking submissions of any objections or concerns.

We have received a letter from one of our original residents who has a long memory of developments affecting our Village. I have also checked with our Village Manager who works for Aveo and oversees the maintenance for the Village who confirms she agrees with the issues raised by our resident. I have reproduced part of his letter which encapsulates concerns with the drainage plans for number 96.

The proposed dwelling is substantially larger than the existing house that is to be replaced. It is planned that roof run-off be piped to the back yard where an absorption trench is to be constructed.

A similar absorption trench was installed in No. 92 Avalon Parade about 10 or 12 years ago, when it was noted that the upper sandy soil was underlain by an impermeable black clay below about 200mm. As a result, when we have significant rain, the system overflows into our property, continuing for about a fortnight until the water level in the trench eventually drops down to clay level. It is likely that similar conditions will exist in No.96.

It is suggested that, for the benefit of the village, the Strata Committee consider responding to NB Ccl. Explaining our past experience and requesting that the roof water be piped (no larger than 40mm dia.) directly into our drain that is located about one metre from our mutual boundary fence.

I would be grateful if you could consider the feedback from our resident and respond with your thoughts on the solution for the drainage problem described.

Regards,

Lynne Walker

Secretary

Pittwater Palms Strata Committee

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