
Sent: 11/06/2020 10:11:19 PM
Subject: Online Submission

11/06/2020

MR Greg Watkins
13 Dobroyd RD
Balgowlah Heights NSW 2093
janenekennedy@optusnet.com.au

RE: DA2020/0525 - 12 Nolan Place BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam,
Our property adjoins to the NE of 12 Nolan Place.

We have no objection to the development but do raise some questions regarding the detail of the pool and rear yard adjoining the boundary.

There is currently significant drainage down the natural slope and into our property. We have put in significant drainage works but could not cope with increased drainage due to the additional hard surface of the pool and/or pool overflow. Can you please confirm that additional drainage is being installed to compensate for the increase in hard surface and to avoid additional runoff to our property.

The Northern edge of the pool deck is approximately 0.5m above natural ground level - 400mm shown plus some sort of decking/tiles assumed. We had the unfortunate situation with another neighbour where a similar drawing ended up being more than 1.2 m above ground level when constructed. The first we knew of it was the builder standing on the pool deck and the top of the boundary fence was at his knee level. We request that the level of the northern pool edge not be more than 100m above natural ground level. The pool deck should not extend horizontally from the base of the southern pool safety fence.

Will there be any need to modify the boundary fence to satisfy pool safety requirements?

Please note that the north east boundary currently has an ad-hoc retaining wall built part way up the boundary fence to create a garden bed. Is the garden bed planned to be removed? It is potentially distorting the measurement of natural ground level. If it is to be retained, can the construction please be reviewed and confirmed as stable and satisfactory with the planned works?

Thanks very much for your assistance.

Regards
Greg and Janene

