
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 30/01/2023 11:09:27 AM
To: DA Submission Mailbox
Subject: Online Submission

30/01/2023

MR Ken Faulder
18 Jackson St - 18 Jackson ST
Balgowlah NSW 2093
[REDACTED]

RE: DA2022/2100 - 20 Jackson Street BALGOWLAH NSW 2093

Ken and Maggie Faulder
18 Jackson St
Balgowlah 2093

Northern Beaches Council
Planning and development
26/1/2023

Thankyou for the notification for the planned construction of a swimming pool at 20 Jackson St, Balgowlah, DA2022/2100.

While we have no objection in principle to the construction of a pool in our neighbours backyard, we do have the following comments regarding plans as submitted.

1. Setback

- Our understanding is Northern Beaches Council DCP (Manly DCP 2013) requires new pools to be setback a minimum of 1000mm from a side boundary, with a water edge setback of 1500mm.
- The plans show pool edge construction up to the side boundary, with a water edge setback of 400mm
- We have concerns of pool construction up to the boundary, especially as there is no access available for construction from our property
- The pool extends alongside our existing outdoor living area, we believe the minimum standard setback consistent with council DCP controls would be reasonable for privacy, noise and construction issues.

2. Landscape areas

- We have concerns of ensuring minimum landscape areas are observed, particularly in light of recent flooding from stormwater surcharge causing significant damage to a number of houses on the eastern side of Jackson St
- We believe current estimations of landscaped areas are very misleading/incorrect
- There are no landscaped areas along the southern side of 20 Jackson St or southern side of the garage at the front of the house, landscaped areas require minimum width measurements (?1.5m) or in practical terms a substantive width to allow for intended soil permeability
- Gravelled areas in the front courtyard are in fact a partially deconstructed pond with hard floor
- Landscaped areas in front of property are limited to a small garden bed between the garage and the front boundary, significantly less than suggested 48.5 sq m on plans

- Submitted plans have insufficient detail such as accurate measurements to explain how calculated hardscape and landscaped areas have been calculated and if minimum standards achieved
 - Areas with insufficient minimum width to be excluded from landscape calculations
 - Further plans with correct detail of proposed landscape areas and review of calculation methods required
 - Council verification of landscaped area calculation is requested
 - The extent of existing ground living areas and the extent of additional concreted areas, '127.2 sq m', is not indicated by shading on the plans and needs clarification with clearer drawings and dimensions
3. Retaining wall and side boundary fence
- There has been no consultation with us regarding the type of masonry wall or method of construction proposed under the side boundary fence. Plans lack detail.
 - There has been no consultation regarding replacement of existing boundary fence or proposal to maintain current aesthetics from our property
 - Further plan detail and/or consultation required

Kind regards
Ken and Maggie Faulder