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**Sent:** 2/12/2019 3:52:21 PM  
**Subject:** DA2019/1254 22 Ocean Rd Palm Beach

December 1st 2019

Attention: The General Manager  
Northern Beaches Council

**RE: DA 2019/1254 22 Ocean Road, Palm Beach**

I am the owner of [23 Ocean Road, Palm Beach](#) which adjoins the property that is the subject of the above DA. I have asked my Architect, Georgina Stromland, to look at the above proposal which is situated along our northern boundary.

I have owned this house for some 22 years and acknowledge there are problems with stormwater drainage on the properties along Ocean Road. Due to the levels of the road relative to the properties, we do get considerable pooling after storms. I therefore understand that our neighbours are wanting to address this. This problem is exacerbated when the street gutters get blocked and therefore don't allow the water to exit.

In relation to the proposal I comment as follows:-

1. There are no details of what the proposed new wall running along our boundary is constructed in nor how it will be finished facing our property.
2. I am concerned that the mature trees on both sides of the boundary won't survive a retaining wall construction in such close proximity to their root balls. Also the change in their immediate ground level may also affect their health.
3. Despite the central section of the proposed fill falling towards the street, it appears the raised level in the middle falls towards the two boundaries on either side as well and therefore will create a 'moat' effect on our boundary which, in turn, may then run into our property adding to the existing water issues for us.
4. There are no details on how the stormwater will be collected along our boundary.
5. The RL on the Short Section 1 on dwg sheet #36 indicates the new wall on the boundary will be at RL5.5 and also the second wall that is setback from the boundary is at RL5.5 and yet they are drawn at different heights. Can the height of this wall be clarified? It would also be helpful to assess the impact along our boundary with a section through our property looking at the new fence?
6. We commissioned a survey indicating levels on adjoining properties and the level on [22 Ocean Road](#) terrace was RL7.45 and yet the Development Application plans indicate RL7.37. Now our survey was done some 15 years ago and therefore the situation may well have changed, but we would like to know their surveyors reference point to ensure we fully understand what levels are proposed.

I would appreciate it if you can address our concerns when assessing this application.

Regards,

Alison Watts-Lawless

[23 Ocean Road, Palm Beach](#)

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Sent from my iPad