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**From:** nate bautista  
**Sent:** 4/05/2022 8:48:50 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Re: Submission Acknowledgment

Hello.

My DA submission is not visible on the application.

Nathan

Sent from my iPhone

On 3 May 2022, at 10:20 am, DASUB@northernbeaches.nsw.gov.au wrote:

03/05/2022

MR Nathan Bautista  
2 / 54 Mactier ST  
Narrabeen NSW 2101

**RE: DA2022/0535 - 48 Mactier Street NARRABEEN NSW 2101**

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

Mr Nathan Bautista

RE: DA2022/0535 - 48 Mactier Street, Narrabeen, NSW, 2101 - Proposed Granny Flat

Attention: Nick England

My family and I reside in unit 2 of the town homes on the western side of the proposed development and have multiple concerns that are not addressed or clearly explained in the development application submitted regarding the proposed granny flat construction.

During the recent heavy rains our backyard was severely flooded. I had sandbags across our back door threshold and across the fence line in prevention of our home flooding. Spent hours sweeping water into the constantly almost over run drainage on our property. The source of the water appeared to be coming from the rear of lot 48. The proposed drawings in DA2022/0535 show no soft absorbing grass or vegetation areas and an excess of hard surfaces. The drawings show the storm water for the proposed dwelling to be connected to the current structures storm water system. The current dwellings storm water system was not designed with consideration of the additional 78.89m<sup>2</sup> of roof plus the additional square meterage of proposed concrete paving and pathways. Most of the 298m<sup>2</sup> of 'total soft areas' is the thinly vegetation covered sandstone sloping section of the rear of the property. Total site area = 586m<sup>2</sup>. Total soft areas = 298m<sup>2</sup>. 50% of the total lot is hard surfaces. The WLEP states less than 35% is allowable.

(b) The total existing and proposed roofed areas, paved surfaces and hardstand areas after the development has been completed must be less than the greater of the following areas-

- (i) 35% of the total lot area,
- (ii) 50m<sup>2</sup>.

In an effort to reduce storm water effect on the neighboring properties the proposed new structure would need to have its own correctly sized connection to the city's storm water system and not share an undersized connection with the original structure. There is also the likely need for a strip drain to be installed on along the fence line at the southeast corner of the original structure. Please refer to the drawing below. The WLEP states the following...

#### 6.4 Development on sloping land

(1) The objectives of this clause are as follows-

- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,
- (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,
- (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.

(2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that-

- (a) the application for development has been assessed for the risk associated with

landslides in relation to both property and life, and  
(b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and  
(c) the development will not impact on or affect the existing subsurface flow conditions.

There are no engineering details regarding retaining walls to prevent landslip.

The general pedestrian and vehicular access to site is listed via Harley Crescent. There is no Harley Crescent. It appears that the access will be along the western side of the primary residence increasing noise and reducing privacy.

There is no provision for additional parking. The surrounding streets are already congested.

In conclusion I would just like to ensure that storm water management is adequate, and the impact on the existing residents of the area is minimized. There are a few homes that are going to be greatly impacted.

Kind regards,  
Nathan Bautista

The images I attempted to include will not load in the submission entry field.

Northern Beaches Council

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