



Peter and Robyn Steel,
9 Spence Place,
Belrose, NSW 2085
1st February, 2022

**Northern Beaches Council,
725 Pittwater Road,
Dee Why NSW 2099**

Attention please,
Stephanie Gelder, Planner



Dear Stephanie,

NOTICE OF PROPOSED DEVELOPMENT

Application No.	DA2021/2426
Address:	Lot 12 DP229864 10 Spence Place, BELROSE
Description:	Alterations and additions to a dwelling house
Submissions close:	19th January 2022

Thanks for your acknowledgement to our submission re # 10 Spence Pl. and request that the following important drainage issues be noted and specified during the rebuild.

We purchased our block (#9), in the late 1960's and at the time, the ground cover was very marshy, however being young not knowing what could occur later, we paid the block off over 4 years.

When we could afford to build, our builder commenced clearance of the land using a bull dozer, starting at the lower 'Street' Northern side of the block. It moved in about 3 dozer lengths and became bogged.

Another tracked dozer was needed to remove the first, all Work was halted.

On the high side with the #10 boundary at the front of the block, the rock was exposed and close to the surface. It was the obvious for me to clear and drain the area manually. Then using a jumper bar to test depth, from the front to the rear of the block.

I then arranged for a calf dozer to clear an opening down to the rock surface, about 5 feet wide, along the high side of the block, from the front to rear the of the block (adjacent with #10) to evaluate a solution.

The rock surface exposed showed one large section with no apparent breaks. It appeared to be a single rock surface, which following the slope of Spence Place up the hill.

Along this exposed boundary strip, the rock was close to the surface at the front, increasing in depth to the centre of the block, with the lowest point adjacent to where the

front of our bedroom now stands. It then gently rises, toward the rear of our home and then toward the rear of our property.

With this rock exposed, I arranged for a drainer to jack-hammer a trench in the rock from the front of the block, to the rear, where our home would be.

I then installed an "ag"-line from the front to the rear of with blue metal gravel coverage and a seepage water outlet at the lowest point, near the front of home with an inspection. This seepage is piped to an outlet in line with lower boundary, in the street curb and gutter drain. Street storm water joins the stormwater pipe-line under the reserve. It has worked well for years and never stops running, all year.

It is imperative that this seepage drain is not disturbed during the construction work at #10, as the lower part of our home would be flooded.

Kindest regards,

A handwritten signature in dark ink, appearing to read 'Peter Steel', with a long horizontal flourish extending to the right.

Peter Steel

Please note --

Additional caution must be taken with excavations, wherever they may be in the rear of the #10, especially near the stormwater drain.

There is an approximately 3'-0" dia. Council stormwater drainage (easement pipe), taking stormwater from Haigh Avenue, underground although close to the surface, through the rear of our property and number 10. It joins the Spence Place large stormwater drain pipe in the adjacent reserve.

Indication of the pressure; some years ago in heavy rain, two inspection covers behind our home, over this pipeline were blown off, and flung 2-3 meters towards the reserve, taking much of our lower rear yard with it.

Subsequently, this drain was modified and covers were replaced; however, I would be very concerned if any construction in #10, is anywhere near this large storm drain easement, was to be made.