
From: [REDACTED]
Sent: 12/04/2024 10:57:26 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2023/832 OBJECTIONS TO DA AMENDED 12-04-24
Attachments: Leplastrier 12-4-24.pdf;

TO WHOM IT MAY CONCERN:

Please find our objections to the above DA2023/832 as per our attached pdf file.

Yours faithfully,
Robert and Susan Story

DA2023/832

OBJECTIONS TO DA AMENDED 12/04/24

FROM Robert and Susan Story

MASTER SET

On studying LB1 and LB4, I could not establish the position of the house in relationship to Lot 3 & Lot 6. The only way to do this was to scale from the drawings. This is not good practice.

BROADCREST REPORT

The only changes I could see in the report:

- 1) Boundaries to Lot 3 and Lot 6 have been moved to the correct position.
- 2) Distances to boundary change from 11 meters to 6.2 meters on 2.17. Buffer Distance and Available Land Area.

ARGUMENTS AGAINST CONCLUSIONS MADE IN BROADCREST REPORT

- 1) Site is not level. General slope is 18-20 degrees across the site.
- 2) Site is not dry because of the large catchment area to the north. After recent rains, 200 mm, water is still running out of the ground after seven days.
- 3) The site is not in full sun as the trees and the escarpment to the north shade for six months of the year.
- 4) The EMA would also be in the shadow of the house and would not get direct sun for six months of the year.
- 5) The outline of the house shown on Appendix 1 of the Broadcrest Report is out of position when compared with Leplastrier's drawings LB1 and LB4. If you consider the Leplastier drawing is correct, this decreases the minimum setback distance on Section 2.17 from 6.2 meters to an estimated distance of around 5 meters to Lot 3 boundary.
- 6) Lot 3 boundary is approximately 3 meters below the proposed EMA.

CONCLUSIONS

- 1) Information is required to accurately locate the house in relationship to Lot 3 and Lot 6.
- 2) The EMA is in an unacceptable position and should be moved the northwestern side of the site.
- 3) Being a pump system, it can be located anywhere on the large site and can be installed 20 meters from Lot 3 boundary.
- 4) The present EMA is located 5 meters on the uphill side of boundary to Lot 3. The minimum distance for this as shown on Boradcrest's 2.17 is 12 meters and is still below the 6 meters required for a level site.

- 5) Lot 3 could be affected by seepage over a long time or a surface break-out in the case of heavy rain. While the Leplastriers would not be greatly impacted, in the past this has happened to adjacent Lot 2 over many years from the adjoining Leplastrier property (Lot 4).
- 6) The Broadcrest Report has many inaccuracies and questionable conclusions to the point where it should be redone.

Attached below:

- 1) DRG-1.1 12-4-24 LEPLASTRIER HOUSE GENERAL PLAN
- 2) DRG-1.1 12-4-24 LEPLASTRIER HOUSE NEIGHBOUR INTERACTION
- 3) EXTRACT BROADCREST 2.17 BUFFER DISTANCES & AVAILABLE LAND AREA

Prepared by Robert Story

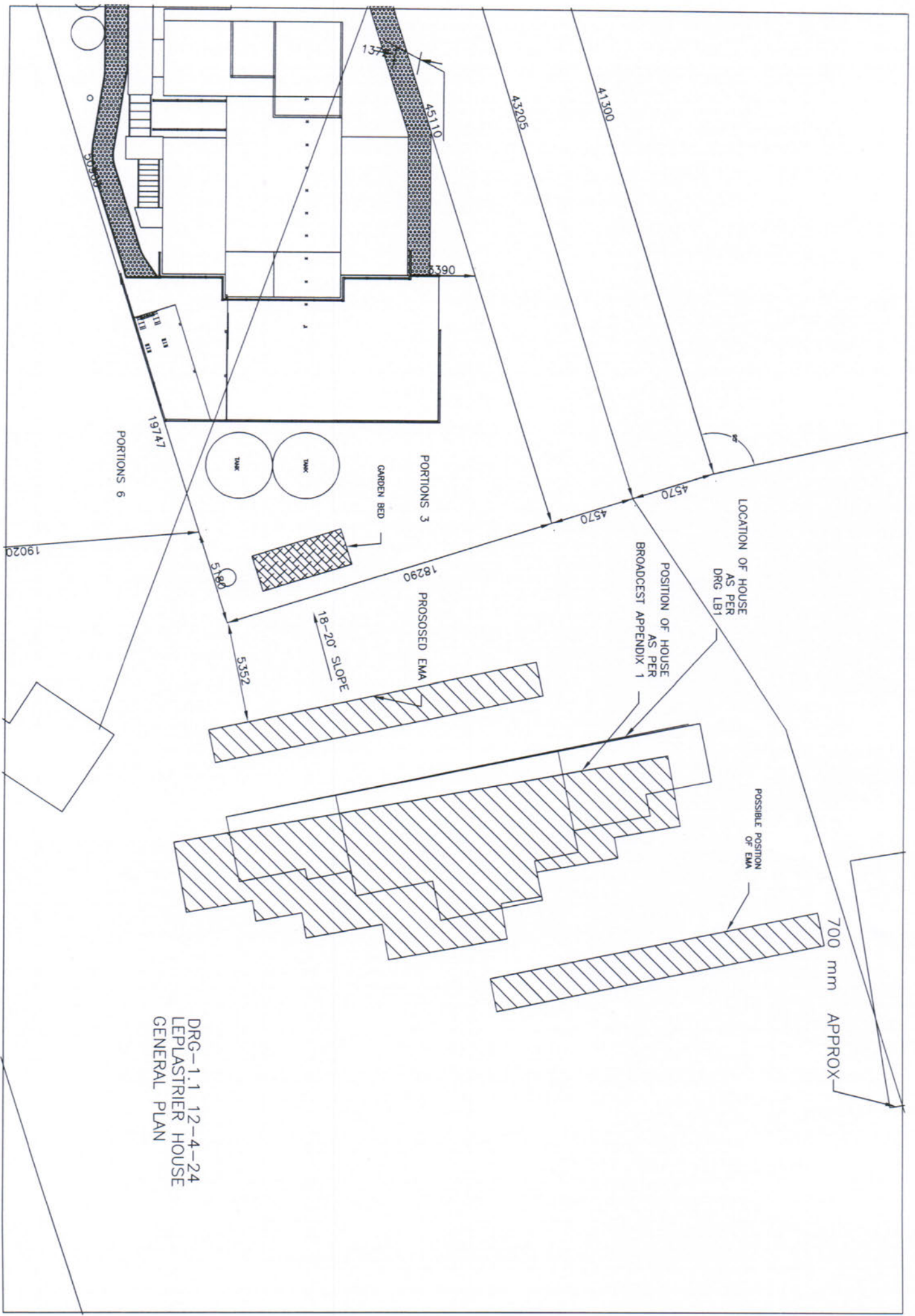
2.17 Buffer Distances & Available Land Area

Minimum offset distances are designated by local approval authorities within their guiding documents to ensure the ongoing protection of community health, sensitive ecosystems, and the maintenance of community amenity. Where LGA guidance on a constraint is not available, appropriate offsets have been nominated in accordance with AS1547:2012 and Table 5 DLG (1998).

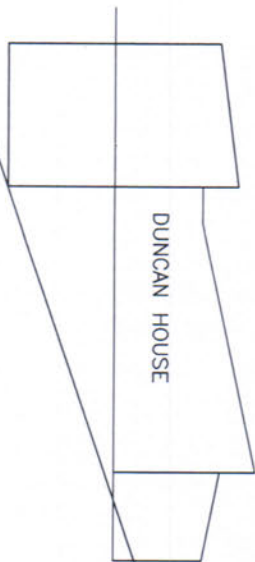
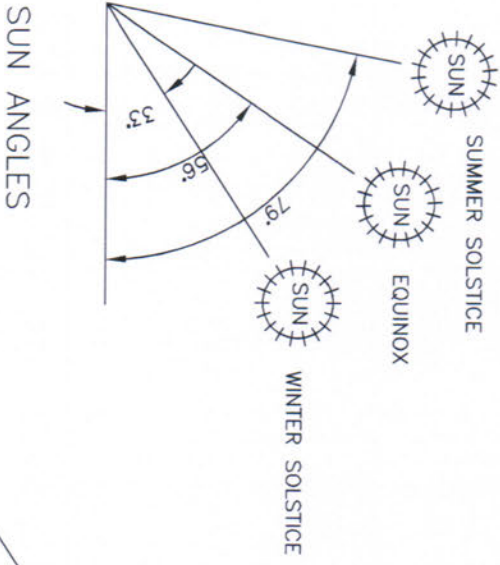
The site-specific constraints for the proposed EMA and land application method have been assessed as per Table 2.17.1.

Table 2.17.1 – Minimum buffer distances from sensitive site features

| Site Feature | Minimum Setback | | Proposed Setback: EMA Upslope/Downslope | Limitation |
|--|------------------------------|--|---|------------|
| | If EMA is upslope of feature | If EMA is downslope / level with feature | | |
| Dwellings (Subsurface Absorption) | 6m | 3m <i>Previous 11.0</i> | >3m | Minor |
| Property Boundaries (Subsurface Absorption) | 12m | 6m <i>Estimated 5.0</i> | 6.2m | Moderate |
| Driveways | 6m | 3m | >6/3m | Minor |
| Buildings | 6m | 3m | >6/3m | Minor |
| Pools | 6m | | >6m | Minor |
| Inground Potable Rainwater Tanks | 10m | | 10m | Minor |
| Watercourses | 100m | | 60m | Moderate |
| Domestic Bore / Well | 250m from high water level | | >250m | Minor |
| Dam / Drainage Depression | 40m from high water level | | >40m | Minor |



DRG-1.1 12-4-24
 LEPLASTRIER HOUSE
 GENERAL PLAN

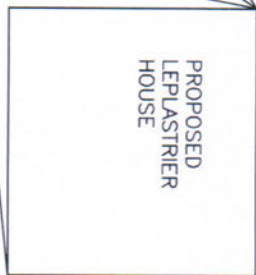


PLANNED VEGETABLE GARDEN



BOUNDARY LINE

PROPOSED ABSORTION TRENCH



SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE

DRG-1.1 12-4-24
LEPLASTRIER HOUSE
NEIGHBOUR INTERACTION