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**From:** Kerrie Symonds  
**Sent:** 12/02/2022 10:57:02 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2021/2644 1 Tasman Rd, Avalon Beach Attn Adam Mitchell  
**Attachments:** 220207 Submission 1 Tasman Rd Avalon.pdf;

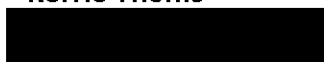
Hi Adam,

Please find attached a submission in relation to the DA for 1 Tasman Rd Avalon Beach.

We are keen to ensure that stormwater, groundwater and overland flow paths are adequately addressed.

Please feel free to contact me if you would like further information.

Kind Regards  
**Kerrie Thoms**



12 February 2022

The General Manager  
Northern Beaches Council

Attention: Adam Mitchell

Dear Mr Mitchell,

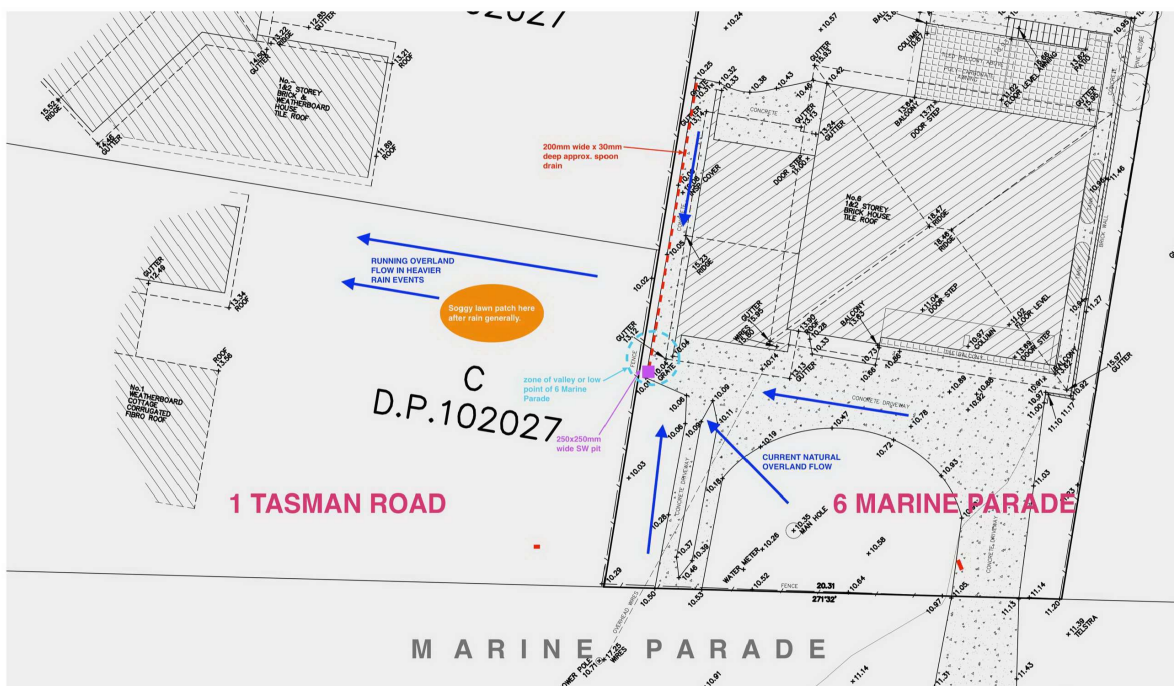
**DA2021/2644, Lot C DP 102027, 1 Tasman Road Avalon Beach**

Thank you for the opportunity to comment on the development application for demolition works and construction of a dwelling house including swimming pool at 1 Tasman Road, Avalon Beach. We are the adjoining property owners to the east, at 6 Marine Parade.

We have no objection to the design of the house but do have concerns regarding stormwater and groundwater management and impacts to the overland flow path. These issues were discussed with the applicant's architect in a pre-lodgement meeting, subsequent on-site meeting and emails but do not appear to have been addressed in this application. Without further investigation and changes to the proposal these issues will adversely impact water management, and our property.

**Existing situation**

During rain periods, an overland flow path crosses our property, from our property and from properties to the east, flowing to the west under and through the existing timber fence. This flow path is shown in the diagram below, prepared by the applicant's architect. The flow path does impact No.1 Tasman Road, with a running overland flow and soggy lawn during heavier rain events. This is also the location of flood risk, identified on Council's Flood Maps.



### **Proposed development and potential impacts**

The proposal includes an increase in impervious area from the current 34.8% of site area to 52.9% of site area, a proposed pool approximately 1 metre off its eastern/uphill boundary and a 1.8m rendered masonry wall. All of these will impact on the existing overland flow path and the ability of water to disperse across the property, effectively damming the water to 6 Marine Parade. The excavation and associated footings for the pool and proposed masonry wall will also impact existing groundwater movement.

These have not been adequately addressed in the proposal. We request that the proposal ensures these flows are addressed prior to any approval, with no adverse impact to our property at 6 Marine Parade. Due to existing ground levels of our property we are unable to direct any water directly to Council's stormwater drainage system.

### **Council's Water Management for Development Policy**

Council's Water Management for Development Policy has not been adequately addressed. We request that the applicant provide a detailed report, by an appropriately qualified engineer, that addresses Council's Policy, particularly Sections 4.1, 5.6, 6.3 and 11.2, and ensure no adverse impact at 6 Marine Parade.

### **Modifications to Proposal**

We request that the proposal is modified to ensure the existing stormwater, groundwater and overland flow path are not adversely impacted, and that these can disperse to Council's stormwater drainage system in Tasman Road. This may be through:

- Replacing the proposed masonry wall with a pervious fence or including openings through the fencing, to allow water to pass through
- Formalising flow paths through the property, with flow training walls, openings through fencing or setbacks to fencing to allow for necessary drainage, and the creation of positive covenants and / or restrictions as to use to be registered on the property title
- Careful placement and choice of landscaping along the northern and eastern boundaries, to ensure stormwater drainage to Tasman Road is not adversely impacted
- Relocating the proposed pool, with a formalised flow path to be accommodated where the pool is proposed. This is the location of the existing flow path, and the area of flood risk as identified on Council's Flood Maps
- Providing greater detail on the proposed stormwater drainage system and provision of an associated engineer's report, to ensure the stormwater drainage system has sufficient capacity to address upstream flows, and ensure no adverse impact at 6 Marine Parade
- Providing a positive covenant and / or restrictions as to use, which allows water from 6 Marine Parade to access Council's stormwater drainage system in Tasman Road, and ensure the ability to dispose of any water.

We note that Council's engineers have recommended refusal of the current application due to the floor level of the garage. We request further opportunity to review any revised plans, and to discuss additional detail on water management on site.

Yours faithfully

**Brad and Kerrie Thoms**