
Sent: 12/04/2024 11:43:17 PM
Subject: DA2024/0262

To whom it may concern

My areas of concern relating to the DA for 113 Orchard Street are as follows

1. Stormwater - On the stormwater drainage plan, the council swale drains shown as the discharge point for the new development are not owned or maintained by council. These are on private property and are maintained by 111 and 111A Orchard St. 1A. I am concerned about the impact of excess stormwater being discharged onto both my property (111A Orchard St) and 111 Orchard St from the proposed discharge points on 113 Orchard St and the additional costs I will incur to maintain my property and additional drainage requirements that may be needed.

I am concerned that this is going to be mixed with horse effluent and run into this, current privately maintained easement, that crosses my property. Please note the part of Orchard Street in front of the 113 is not council land. I am concerned there will be issues with capacity and unwanted odour (especially during the summer months when the north easter is up and its hot and humid)

2. Services (power, water and NBN/phone). My services run along the boundary of 113 and 115 Orchard Street. Again this is private property. Any alterations, construction and landscaping that are undertaken, I would like assurance that any disruption or damage to these services are urgently rectified at the residents of 113's cost.

3. Horse effluent. I note there are plans for 4 stables, I wonder how much waste/effluent will be produced and how this is going to be managed..

Kind regards
Richard O'Flynn