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To: DA Submission Mailbox
Subject: Online Submission

04/03/2024

MR Benjamin Walstab
51 Boyle ST
Balgowlah NSW 2093
[REDACTED]

RE: DA2024/0091 - 45 Boyle Street BALGOWLAH NSW 2093

Attention: Northern Beaches Council

Re: DA 2024/0091: 45 Boyle St Balgowlah - Alterations & additions to residential development
- Objection to Stormwater Management

As owners of a semi, three doors down from the proposed development at DA 2024/0091, we have reviewed the DA plans for proposed stormwater management to identify any works that may adversely impact our property.

Over a 6 year period, we have had to work to address stormwater arriving at our property from upslope lands, entering via surface flow-path or subsurface seepage routes, leading to ponding into our subfloor area.

Work we have necessarily undertaken, such as subfloor drains and pumps, have been required to ensure no long-term adverse impact our property from ponding water, such as the associated potential for rising damp and associated health concerns.

From the quantity of water entering, it is apparent that upstream drainage systems / disposal methods from upslope lands is inadequate.

We raise our concern on stormwater management at DA 2024/0091 to ensure the development does not exacerbate adverse impact to ourselves and other neighbouring properties.

Northern Beaches Council must consider Clause 6.4 of Manly Local Environmental Plan (LEP) 2013 which relates to stormwater management, and specifically requires the development at DA 2024/0091 to avoid any significant adverse impacts of stormwater runoff on adjoining properties.

We also are aware of similar stormwater issues at neighbouring properties due to the same

issue of uncontrolled drainage from the upslope lands.

We are concerned that Council's engineer is guiding an incomplete and incorrect strategy for stormwater management at DA 2024/0091 without full knowledge of how it impacts us, and how it can be reasonably avoided, at potentially a lower cost to the applicant.

Council's engineer is guiding DA 2024/0091 to discharge stormwater as free flow to the rear problematic flow-path that will only worsen the overland surface flow and subsurface flow adversely impacting our property. Runoff volumes and rates discharges, and redirected, will be increased compared to existing, contrary to Clause 6.4 of MLEP 2013.

DA 2024/0091 is lacking on stormwater management in two regards.

Firstly, a 0.9m wide drainage easement to the rear of original pebbly render cottages at 33 to 45 Boyle Street, which also services 286 to 288 Sydney Road is not shown on DA 2024/0091 to discharge to a downstream easement or to a Council drainage system.

Both pipe and overland flow arriving at the bottom of this easement at 45 Boyle Street should be discharged to Council's buried stormwater system in the Boyle Street verge, away for an unauthorised flow-path through the rear of private properties.

We attach a figure of the easement from 286 Sydney Road to 45 Boyle Street, associated with 10 properties in total. As each property is about 500sqm, the total upstream catchment is significant at 0.5 hectares, and must not be left to discharge through an unauthorised flow-path when it can be reasonably avoided.

Two photographs from Manly Council Engineers Photo Collection from 1937 show a Council drain within the verge.

It appears evident that the easement from 286 Sydney Road to 45 Boyle Street is designed to discharge to the drain in the verge of Boyle Street, and not to free flow to an unauthorised flow-path through private properties to the rear.

The piping of the open drain, suggested by the photographs corresponds to a time private driveways were in demand, and open drains were an obstacle best overcome by piping.

It appears from the advice from Council's Engineer, that the engineer is not aware of Council provisions for drainage at this location.

In addition to a proper and complete strategy for the easement flow (pipe & overland) to the street, secondly, it is inadequate as roof drainage from the proposed DA also needs to discharge to the street / verge buried pipe, and not free flow to the rear through private properties, to adverse impact on our and other properties.