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To: DA Submission Mailbox
Subject: Online Submission

22/01/2023

MR Rick van Brugge
32 - 32 Abernethy ST
Seaforth NSW 2092
[REDACTED]

RE: DA2022/2207 - 30 Abernethy Street SEAFORTH NSW 2092

Re: Application Number: DA2022/2207

Whilst in principle we support the application we wish to highlight the following

1) We have significant concerns with respects to the proposed management of stormwater and have no choice but to reject what is being proposed. By way of explanation we at # 32 Abernethy St are immediately below #30 the subject of this DA.
We have been very lucky to have narrowly avoided being flooded several times over the last year the last one being avoided only because we were at home when the downpour hit and were able to take some drastic emergency diversion activities otherwise a significant amount of water coming from the above properties would have flowed thru the main entrance of our house. This is despite the fact that over the years we have done considerable drainage works to reduce the impact of run off from the properties above us.

As a result we wish to draw your attention to the following.
The proposed solution appears to be that all water including that which comes off the significantly larger roof will flow to storage tanks which will then by means of a feeder line across the back of the #30 property will simply be allowed to flow down hill. In other words water coming off this property becomes our problem. I presume the argument is that given that this is happening at the moment then the status quo is maintained under this development proposal and it is therefore OK. This is NOT acceptable to us. There needs to be a solution to take water away from this property and not simply let it flow downwards.

We refer on page 2 of the Stormwater Management Report that " EASEMENT WAS UNABLE TO BE ACHIEVED AND THE SLOPE OF THE REAR IS NOT APPROPRIATE FOR ON-SITE ABSORPTION, THEREFORE A LEVEL SPREADER HAS BEEN PROVIDED 4m AWAY FROM THE REAR BOUNDARY TO ENABLE THE FLOWS TO ACT AS EXISTING PRIOR TO GOING OVER THE BOUNDARY. THE DOWNSTREAM AREA IS DENSELY VEGETATED AND AS SUCH NO ADVERSE IMPACTS WILL OCCUR.
This is demonstrably incorrect and we struggle to understand how this accurately depicts the reality of the situation we face.

It is also at odds with the Geo-Technical Report with respect to vegetation cover - reference 5.5 Stormwater Absorption System
The area below the existing pool and decking had sporadic soil cover with sandstone bedrock observed outcropping at several locations.

We also draw your attention to the Statement of Environmental Impacts report - on page 10
4.1.5 Stormwater Management

Pursuant to clause 6.4 of the LEP, stormwater management plans have been prepared and accompany this application. The site can gravity drain to the street with the required OSD proposed.

This is contrary to what is actually being proposed and in our mind is what should be happening to restrict water simply flowing down on to our property.

2) Additionally we note in the submitted Geotechnical report on pages 6, 23, 25 reference to the potential for damage to the adjoining properties with respect to excavation & construction. We request that suitable preventive measures be put in place both before and during construction to minimise the risk of any impact.

2.1 SITE DESCRIPTION

.....No.32a located downslope (west) of No.30. The garage located at street within the easement belongs to No.32. Both sites are accessed by an inclinator that runs down the boundary with No.30. The single garage is supported on concrete piers that are in proximity to the site boundary. The founding condition of the garage piers was not determined during the investigation.

5.4.5 CONSTRUCTION / EXCAVATION INDUCED VIBRATION

Structures and utilities adjacent to the excavation area are potentially sensitive to vibrations above certain threshold levels (regarding potential for cracking). From site observations these would be expected to include the inclinator and garage for No.32 along the northern boundary and piled carport, inclinator and adjacent dwellings located in proximity to the southern boundary.

Thank you for considering our submission. We are available on-site to further discuss our concerns if required.