

30/09/2019

Dear Sirs

I am writing to express my concerns with the building works at 2B Fromelles Avenue Seaforth. I note recent modifications MOD2019/0437 has been proposed.

I believe that this property is already above its planning ratios for hard surface and these modifications only increase this. Looking at the plans less than 30% of the plot will be left as vegetation. I am concerned as I have noticed that since this development there has been a change in water running down the road and increased water across my property. I believe as more land is developed proper drainage needs to be strictly adhered to and planning ratios.

The modifications note existing pool whilst this pool is not complete and probably more than 1m above ground I doubt if it complies. The new fence does not follow the exact plans with the height being lower by the pool area overlooking the reserve and it is probably less than a metre from the reserve fence. The pool is not integrated into slope of land and pool fence is not complete.

I note the photos showing the land falling away. This erosion is entirely the fault of the current builders as previously the land was a stable gentle sloping site that has had no erosion issues to the previous property for many years. Refer to photos 2 years ago of old house. Vegetation has been removed on the southern bank that has caused further erosion and cutting into the bank. The boulders have always existed and should have been integrated into plans. I am concerned that the original plans were allowed to be approved without retaining walls in place. Metricon houses are not built on slopes or with the land but on concrete plinths so it is obvious that this would happen as the land has been built up only increasing the over height house.

I know the work needs to be completed as damage already done so I am not disputing this and the sooner it is finished the better. But please approve plans with adequate drainage and consider the amount of runoff already increased from this site. More vegetation to capture the water.

On the northern side again the drive way is built up about 1m above ground level so I see a need for a retaining wall inside of the fence along the town houses driveway. On the original plans it shows this will be plants, I am concerned there is not room for a wall and plants? Again increasing runoff. The drive way takes up the whole of the front width of the house again I doubt if this complies.

The wall on the southern side is to be 2.2m high onto French Forest road, is this within the planning regulations? As long as the wall is aesthetically pleasing and fits in with the planning regulations and no lights are allowed to be placed on it that would cause even more light pollution.

I wish to remain anonymous and am writing this submission as I am concerned that this development will set a precedent for future developments on the street. Number 4 Fromelles is about to be developed and I don't not wish for the mistake to be repeated and development to take 2 years plus.

Ultimately my concern is that seemingly very little of this development was planned to comply with local planning regulations and existing topography, however seems to have been built anyway. For example floor space ratio, heights, fencing heights, pools built against house, distance from boundaries, building

to incorporate existing slopes, water runoff, light pollution, concreting almost the entire site etc. These types of development set dangerous precedents given the number of knock down and rebuilds, increasing the number of buildings too large for the site and reducing the amount of natural environment. The approach of the larger construction companies seems to be to ask for forgiveness following building rather than permission prior to building, with little consequence other than small fines. This would appear to be a good case in point as all of these modifications should have been entirely foreseeable and included in the original DA.

Yours sincerely