Re: Development Application A006662427 – 65 Sandford Street, St Lucia, 4067

Adjoining Property: 77 Sandford Street, St Lucia, 4067

Dear Sir/Madam,

located to the south-east of 65 Sandford Street and north-east of 50 Sir Fred Schonell Drive. We write to formally raise matters for Council's consideration in relation to construction impacts and site management associated with this proposal.

Our comments are provided to ensure appropriate conditions are imposed to protect adjoining properties during construction and post-construction, particularly given site topography, existing overland flow paths, and the proximity of the proposed works.

The existing building at 77 Sandford Street is an established residential structure of approximately 40 years in age, and appropriate pre-construction condition surveys and monitoring would assist in clearly documenting baseline conditions prior to the commencement of excavation and piling works.

## 1. Site levels, topography, and existing overland flow

The rear yard of our property is not level and currently has no formalised drainage or landscaping works in place. When viewed from the garage/back doorway facing the development site, the highest point of our yard is located at the rear left corner, with the ground sloping diagonally across the yard toward the rear right-hand corner of the building itself, rather than along the rear boundary.

During rainfall events, stormwater runoff from adjoining higher land, including the neighbouring property to the left and the development site, currently enters our yard at this higher rear corner and flows diagonally across the backyard along the natural path of least resistance, passing through tenant-use areas (including clothesline areas) and moving toward an existing drainage point near the building. At present, this flow is informal and unmanaged.

Given the site levels, excavation works, and the location of the proposed development, we are concerned that construction activities could increase the volume, velocity, concentration, or redirection of runoff, as well as introduce sediment-laden water, unless appropriately managed.

## 2. Flood context and rainfall sensitivity

Both the development site are located within a flood-affected area, and the locality experiences frequent and intense rainfall events. Our own recent renovation works were significantly impacted by rainfall delays, reinforcing the sensitivity of this area to stormwater and sediment movement.

This context heightens the importance of robust stormwater, erosion & sediment controls throughout all construction stages.

## 3. Dust ingress to garage and storeroom areas

includes a ground-level garage with:

- A large open frontage
- A rear exit opening to the backyard
- Ventilation openings in the brickwork along the rear wall

These features create multiple pathways for construction dust and debris to enter the garage. Two tenant car spaces are located directly adjacent to the rear wall, and there is also a storeroom / maintenance space attached to the garage which is currently used for storage. This storeroom also has ventilation openings in the brickwork and a sliding glass door to a small covered patio area.

Construction dust entering these areas would affect tenant vehicles, stored items, internal surfaces, and overall amenity.

## 4. Elevated and dust-sensitive building elements requiring specialist access

includes numerous light-coloured, externally exposed, and elevated building elements that are particularly susceptible to visible dust and sediment accumulation, including:

- The main building roof, recently painted in a light Surfmist colour
- A large rooftop deck of approximately 200 square metres
- A substantial white-roofed pergola structure of approximately 70 square metres
- A rooftop deck incorporating half-height solid walls with vented openings and a glazed balustrade
- Six front-facing balconies serving apartments facing Sandford Street
- Three external stairwells, including two front stairwells and one accessing the rooftop apartment, all incorporating extensive off-white breezeway block construction and multiple landings and staircases
- Upper-level windows on three elevations, the majority of which are not safely accessible to tenants and would require specialist access to clean
- Insect screens installed to windows across the building, majority at height also not safely accessible to tenants
- Externally mounted air-conditioning units located on the rooftop deck, sides, rear, and some balconies

Due to building height and configuration, cleaning of these elements would require specialist access, potentially including scaffolding and council approvals, resulting in significant and ongoing costs if dust, mud, or sediment is not adequately controlled at source.

## 5. Tenant amenity and external use areas

The property includes multiple tenant-use areas that are directly exposed to construction activity, including:

- Backyard common areas with multiple clotheslines
- A fold-down clothesline located on the rooftop deck
- An open-sided carport providing two parking spaces for Unit 7, fully exposed to surrounding construction activity
- A small covered patio area adjoining the storeroom
- A large communal letterbox/mailbox at the front of the property

Dust accumulation in these areas would directly affect daily tenant use, hygiene, and amenity.

## 6. Construction access, traffic, and parking impacts

We note that construction access appears to rely on Sandford Street, which is already subject to on-street parking demand from residents and tenants. Any prolonged occupation of street frontage for construction vehicles, deliveries, or equipment has the potential to disrupt tenant access, parking availability, and waste collection.

Clear construction access management will be critical to minimise ongoing disruption.

## 7. Construction duration, vibration, and structural protection

Given the scale and nature of the proposed development, including demolition, excavation, piling, backfilling, and prolonged construction activity, we are concerned about extended disruption to tenant amenity, as well as the potential for vibration-related impacts to the existing building at 77 Sandford Street. These works have the potential to result in cracking, movement, or other damage to finishes and structural elements if not appropriately managed and monitored.

In addition, clarity around construction staging and timeframes will be important to support the continued reasonable use and occupation of the adjacent residential buildings.

## 8. Boundary fencing

There is currently a shared boundary fence between 65 Sandford Street and 77 Sandford Street which has partially collapsed. Despite prior attempts to contact the developer, no response has been received. This existing condition should be documented and addressed prior to construction works commencing.

## 9. Requested conditions and management measures

We respectfully request that Council consider conditions requiring:

- Comprehensive erosion and sediment control measures during construction to prevent dust, mud, and sediment leaving the site
- Stormwater design and construction management ensuring that post-development runoff does not exceed pre-development conditions, and that overland flow is not worsened, redirected, or concentrated toward adjoining properties
- Measures to prevent construction dust and fine sediment accumulating in or blocking rooftop gutters, drainage channels, and drain inlets on adjoining properties
- A detailed Construction Management Plan (CMP) addressing:
    - Dust suppression and monitoring
    - Construction hours
    - Vehicle access and parking arrangements
    - Protection of neighbouring properties
- Rectification, cleaning, or repair of any dust, sediment, or construction-related impacts to adjoining properties where caused by the development

We appreciate Council's consideration of these matters to ensure that construction and post-construction impacts are appropriately managed.