
Sent: 11/08/2021 10:33:25 PM

Subject: Attn Ms Julie Edwards re Re DA 2021/1176 for 201 McCarrs Creek Road, CHURCH POINT

Re DA 2021/1176 for 201 McCarrs Creek Road, CHURCH POINT

Alterations and Additions – Construction of a driveway and associated earthworks.

Attention Julie Edwards:

Dear Ms Edwards,

I totally oppose this proposed driveway and associated earthworks.

In any rain event this driveway, with its concrete retaining wall up to 1.8 metres high, will become a giant gutter. Even without the retaining wall, the impact will be severe.

It will direct immediate and fast-flowing run-off down to McCarrs Creek Road and ultimately into the environmentally vulnerable watercourse which runs along the northern boundary of my property.

Due to past ill-advised Council decisions, this watercourse has already been the subject of excessive and unnatural volumes of water, causing extensive and severe damage and costing the Council many, many thousands of dollars to address.

Historically, every 10 to 20 years there is a torrential rain event which the hillside cannot cope with, partly as a result of developments such as the one proposed here. In such events, existing driveways become channels for excessive water.

The existing driveway next door, at 203 McCarrs Creek Road, becomes a fast flowing river, spewing out dirt, rocks, sticks, leaves and anything else in its path across McCarrs Creek Road, from one side to the other.

The force of the water is such, that standing in it can be difficult as the water and debris shoot up the legs of anyone in its path. The resulting mess across McCarrs Creek Road has the potential to completely annihilate the design impact of the speed hump below, raising safety concerns..

This proposed driveway at 201 has the potential to seriously compound the problem. It appears to be far steeper than the driveway at 203, resulting in an even faster and potentially more devastating runoff.

I seriously question whether the steepness of the proposed driveway is even allowed under Council regulations. How would a Fire Tanker ever negotiate such a drive?

Then there is the added noise factor of vehicles, both light and heavy, endeavouring to negotiate such a steep entryway. There must also be questions of safety.

In heavy rain, no detention tank (or tanks) would ever cope with the run-off from the proposed

driveway. For a start, any grate would quickly fill with debris and the fast-flowing water would simply skim across the top and continue its way to McCarrs Creek Road and ultimately into the highly vulnerable watercourse, or through the properties immediately below.

It should be noted that in many rain events, and especially in heavy downpours, it is not just the water off the hillside that is collected, but also from the escarpment above. The water follows the path of least resistance, which is often a driveway or path.

Further, there is the 'Natural Environment Referral Response – Biodiversity', which allows for the clearing of two more trees!

I acknowledge the Response states two trees, native to the area, must be planted in their place but who is going to monitor the establishment of these trees? The fact is there is no close monitoring and in many cases, as the Council would be aware, the trees are just not planted at all.

In the last six months this steep block has been drastically and alarmingly cleared of trees, including those of high cover and old growth. An extensive area of ground cover has also been cleared. The result is erosion, which can be clearly seen after rain events and through photo evidence.

Please compare the aerial photo of No. 201 provided with this DA, with what remains on the sadly denuded block today – the difference is stark and should be alarming.

Six months ago, the dwelling could barely be seen from the road due to the foliage – now the concrete and glass façade is in stark contrast to what is left of the leafy environment and for many, is a jolt to the senses.

If this proposed driveway is allowed to proceed it will further adversely impact the amenity of the area but more importantly, has the potential to cause enormous environmental damage over a wide area.

I therefore do not believe the proposal should be allowed to proceed under any circumstances.

Yours sincerely,

Phil Corbett

158 McCarrs Creek Road

CHURCH POINT, NSW 2105

Phone 0429 99 2973