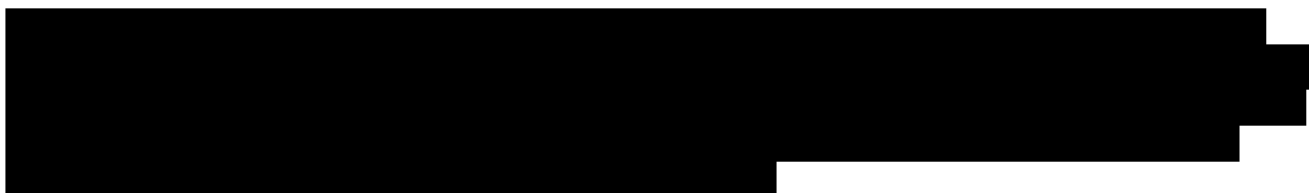

From: Karl Wilson
Sent: 22/08/2023 8:41:52 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Development of 6 Nield Avenue DA2023/1015
Attachments: Wilson submission DA20231015.pdf;

Hi,

Please find attached my submission in respect of the above.

Regards,

Karl Wilson



Mr Nick England

NORTHERN BEACHES COUNCIL

P.O. BOX 82
MANLY
NSW 1655

council@northernbeaches.nsw.gov.au

RE: DA 2023/1015
6 NIELD AVENUE, BALGOWLAH NSW 2093

Dear Mr England,

I am the owner of 4 Nield Avenue, Balgowlah. My property, which I share with 4A Nield Avenue, is immediately next door to the proposed development on the southern side.

Having studied the plans and documents I feel this is an appropriate development in terms of scale and design and it should sit well in the current streetscape. However, have a number of concerns. These include but are not limited to:

*** Flooding and the Overland Flow of Stormwater.**

There has been no study done to demonstrate that there will be no adverse impacts on natural overland flow paths and the impact the proposed development will have on flooding of downstream properties.

I already have flooding issues at the rear of my property due to large volumes of stormwater moving downhill and into my property from 6 Nield Avenue. As a result, I have had to install pumped flood mitigation measures specifically to try to counter this.

The document titled "Report – Stormwater" on the Council site has engineers from Stellen Consulting calling for exemptions to Council's own policy. To quote:

The stormwater management plan generally conforms to the relevant requirements of the following with noted exemptions:

- *Australian Standard AS3500.3 – Plumbing and Drainage: Part 3 Stormwater Drainage*
- *Northern Beaches Council - Water Management for Development Policy (2021)*

Additionally, the stormwater drawings show that stormwater from the rooves (and through permeable land) at the rear of the proposed new development will empty into two small 600 square cleanout pits with trash screens (see drawings DR-001 & DR-003). These in turn will empty into two equally small "level spreader" in-ground structures. This plan seems entirely insufficient for the amount of water that will be generated during periods of heavy and sustained rainfall. Those pits will fill in no time, and once those level spreaders fill up there are just wavy lines on the drawings to indicate very vaguely where to water is to go. I would suggest it is into my property, and into the property at 139a Woodland Street.

I would like to see greater consideration given to a more suitable onsite stormwater detention system (OSD) as a means to control the amount of stormwater discharge. This is to stop flooding in the rear of the proposed development which will then inevitably move onto my property.

I quote from Council's own guidelines: "Any overland flow mitigation measures to protect the proposed development....must not exacerbate flooding for adjoining properties..."

*** Excavation, Earthworks and Geotech.**

Excavations are planned to create a basement area of the development. A comprehensive Geotech Report has been provided but as my property is located close by the planned excavations, I would like assurances that any damage to my property (including to the fences and the wall along my boundary) will be minimised and that if damage occurs it will be repaired.

*** Wall and building heights, proposed front setback and shadowing.**

With the proposed front setback being moved considerably forward on the block, and the building height is considerably higher and sits further back on the block at the rear, my property will suffer from more overshadowing. The Shadow Diagrams for midwinter provided show this, and the Statement of Environmental Effects says: "...the proposal will create additional overshadowing to the pair of semi-detached dwellings which adjoin the development site to the south:

- o - Both properties will experience over shadowing within the front setback from 9.00am to 3.00pm. This additional overshadowing generally falls across the concrete driveway and car port hardstand areas within the front setback. Solar access to the soft landscaped area within the front setback is generally preserved through the day.
- o - Both properties will be partially overshadowed within the rear private open space between 1.00pm and 2.00pm only.

I would counter this by saying the front overshadowing will affect a large, healthy garden section on my side of the property, and the rear overshadowing in winter means I will have zero

sunlight in the rear of my yard for the entire afternoon (for drying clothes, etc.) as a result of this development.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Karl Wilson', with a stylized, cursive script.

Karl Wilson