
From: Ross Fraser
Sent: 25/04/2022 1:19:57 PM
To: Council Northernbeaches Mailbox
Subject: Mod 2022/0070 to DA N0440/15 at 8 Forest Road Warriewood

Dear Council,

As resident of 13 Bert Close Warriewood backing the above development i make the following comments about the current proposal:

1. I note that the applicant has provided plans without sections, limiting understanding of the development. The developer should be asked to provide sections BEFORE approval.
2. With respect to slotted SSDs along the eastern boundary:
 - Q1 what is the depth of the slotted drains relative to the surface levels in the adjacent properties?
 - Q2 given the massive floods on the property in Feb/Mar 2022 the adequacy of the DN150 slotted SSD pipe must be in serious question. I strongly doubt the assumed capacity;
 - Q3 the huge overland flow in the Feb Mar floods indicated surfacing of the groundwater table. Have groundwater studies been undertaken? I suspect that the stormwater sizing could be undercooked. Requires a careful review. I saw the flooding and, along with others, had to save a neighbour's house from flooding due to water from the development. That same neighbour's retaining wall collapsed due to the stormwater from the lot to be developed. Will this situation that threatens damage to properties in Bert Close, improve or deteriorate after the development is implemented?
 - Q4 How deep do the SSDs need to be and with what diameter, to avoid transfer of groundwater to the properties on the eastern boundary.
3. The stormwater retention and storage device has not been shown, and there is no reference to it on the single drainage drawing. Is it done away with by the pumping station? If so how is the required retention provided?
4. How is flooding to be avoided and or managed when the stormwater pumps fail? What is the level of the pump station overflow and to where does it discharge?
5. The sizing criteria for the pump station become very critical when pumping is proposed. Given the two major floods that have occurred on the lot in the last few years, and the expected increase in intensity in the future due to climate change, what is the design storm? Failure of the pumping station will maintain, and possibly exacerbate, the vulnerability of flooding of properties on the eastern boundary, by discharging backed up stormwater via the slotted pipes and groundwater that passes beneath the SSD, all toward the houses in Bert Close.
6. This is not routine stormwater design. The sandy soil transmits large volumes of water horizontally and we on the eastern boundary are sick of having our yards becoming quagmires due at least partly to inadequate drainage from the development, and our boundary retaining walls damaged, our houses threatened with flooding. The developer should be asked to unequivocally demonstrate that eastern boundary properties will be protected from surface and subsurface floodwaters, and clearly elaborate his assumptions regarding design storm recurrence interval. Given recent high magnitude floods everywhere in NSW, has Council adjusted yet its hitherto standard approach to stormwater design?
7. Traffic: ingress and egress from Bert Close should remain unchanged from now. Council's requirement is to have Bert close traffic pass by way of Forest Road once the development is complete. This routing is not required and portends longer delays to get in and out during peak periods. There is no basis to rerouting Bert Close traffic. This Council proposal should be withdrawn, as NO-ONE benefits and everyone suffers increased traffic congestion from doing this. Have the appropriate traffic studies have been completed ?
8. Traffic: Table 3 of the traffic report by MLA is for traffic generation rates from the Approved Scheme. Does this adequately account for the 23 houses in Bert close development, all with 2 or 3 cars, that Council wants to redirect to Forest road to add the mayhem experienced there during peak periods?
9. RE CC2022/0385 re this development –I searched Council's website for information on this CC which shows a "completed" status. There are no details. Please advise. I wish to examine:
 - a. construction drawings
 - b. drainage drawings
 - c. the construction dust control plan – a huge problem earlier when the greenhouses were removed.
 - d. the construction noise control plan – depends significantly on the depth of rock and the number of machines on site.
 - e. the construction traffic control plan - a problem previously.

Ross Fraser

Best regards,

13 Bert Close Warriewood NSW 2102

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