
Sent: 26/11/2024 1:03:13 PM
Subject: Submission regarding Development Application 2024/0550 181 Forest Way
Attachments: 181 Forest Way DA 26 Nov 2024 Wood and Pearl.pdf;

Hello,

Please find our submission attached.

Regards,
Warwick

Northern Beaches Council

26 November 2024

Re Development Application Mod2024/0550, 181 Forest Way

Dear Sir/Madam,

This submission is from Warwick Wood and Tashinka Pearl, occupying 954 Morgan Road, a property which is adjacent to, and down-slope of the proposed development at 181 Forest Way.

We have reviewed the Development Application and associated documents and would like to raise the following concerns in relation to the proposed development.

The impact of Bioretention Basins, clearing of Heath, and additional loads on slope stability

The Eastern portion of the 181 Forest Way site has a significant slope. Contours on the Site Plan indicate this but it is hard to get a sense of just how steep it is and we could not find a specific measurement in the documentation. There is a public path on the North side of the site, and I have measured the slope of this path as being 36%, which is similar to Alexander St, Collaroy – as a point of comparison. On the site itself the slope in some areas appears to be significantly steeper and in other areas less steep.

The same slope extends along adjacent properties, and we are particularly concerned as construction work at an adjacent property has, earlier this year, caused a landslip that impacted the neighbour down-slope and required extensive remediation.

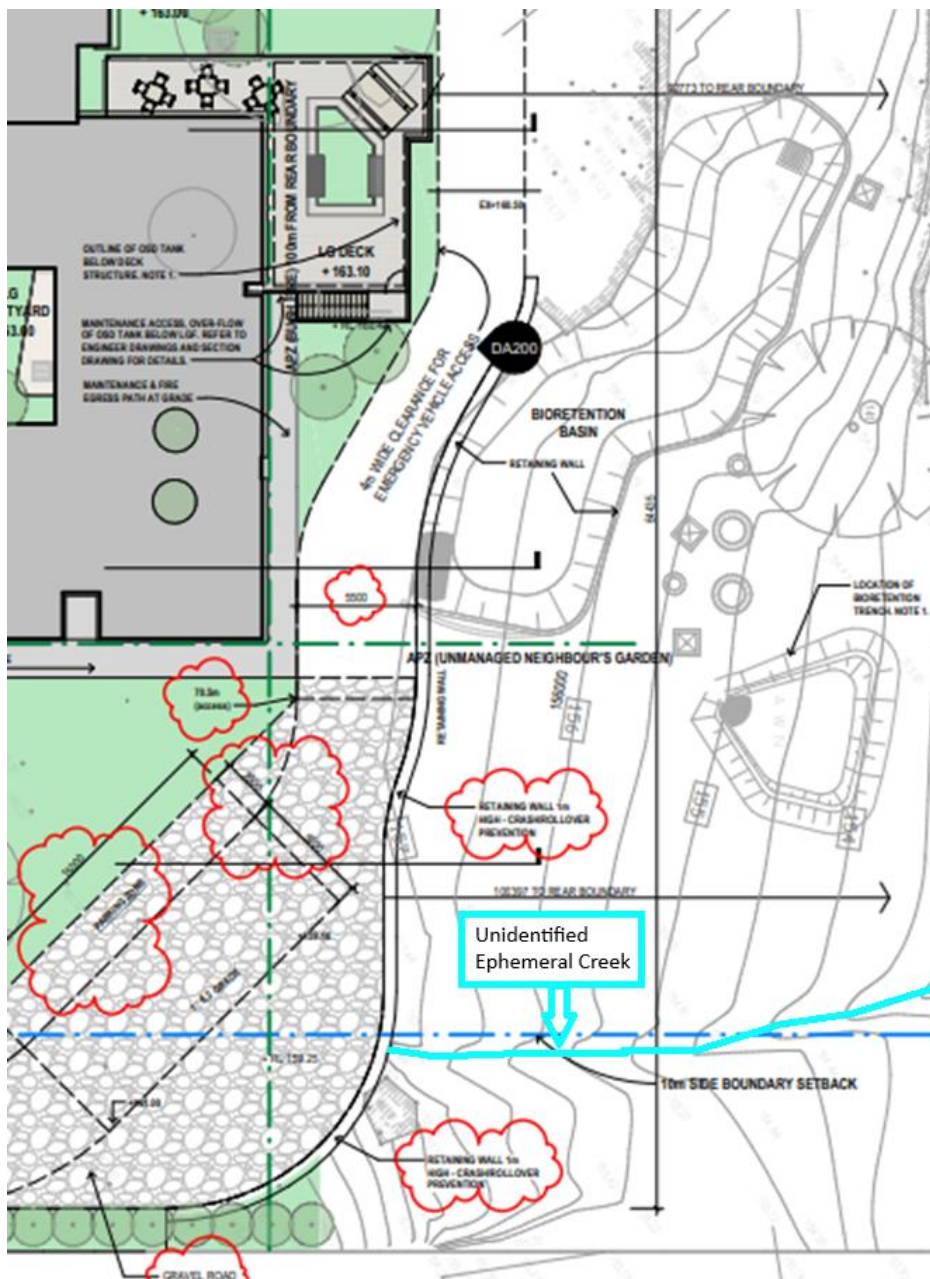
As our property and access road is downslope of the proposed development we are concerned that works on the site don't increase the likelihood of a landslide and/or significant erosion offsite. We are specifically concerned that:

- Clearing of the heath on the eastern section of the site will reduce soil stability on a steep slope.
- Construction of "Bioretention Basins and Trenches" on or adjacent to this steep slope will cause waterlogging of soil. Waterlogged soil is more likely to cause a landslip compared to soil that is not waterlogged (due to the additional weight of the water in the soil and the role of water in overcoming friction that would otherwise inhibit landslips).

- Construction of a retaining wall and infill at the top of the slope (as looks to be proposed) will result in additional load at the immediate top of the slope, which can again increase the likelihood of a land slip.

Unidentified Flow and Water Quality Impacts

An Ephemeral Creek is present on the property, implied on the site plan by the presence of contour deviations (shown below), and by the slopes on the “east Elevation Colour Site View” diagram in the Development Application, but has not been specifically identified nor discussed. It is indicated below in light blue.



This Ephemeral Creek flows through a culvert (susceptible to flooding we understand) under the access road to our property, alongside our property and eventually into Narrabeen Lagoon. A wider viewpoint (obtained from the NSW Government 6 Maps website) is shown below. Overland flow also drains from the eastern boundary of the site into a road drain that also discharges through the same culvert.



We have been informed from the previous owner of our property (954 Morgan Rd) that during heavy rain this Ephemeral Creek has a substantial flow and construction works where it crosses the access road to our property appear to support this.

A photo of the mostly-dry creek immediately below the culvert is given to the right.



We are concerned that changes to the water flows on 181 Forest Way and an increase in water velocity due to additional hard surfaces and the removal of heath, will result in higher peak creek flows during heavy rainfall and this will result in:

- Flooding of the culvert under our access road
- Increased erosion within the Ephemeral Creek
- Increase sediment runoff from 181 Forest Way
- Water Quality impacts on Narrabeen Lagoon

We are further concerned there appears to be no measures in place to divert or slow flows from proposed hard surfaces or cleared vegetation in the vicinity of the Ephemeral Creek (so far as we can tell).

Impact of the Bushfire Asset Protection Zones

We are concerned that the majority of the eastern half of the site is nominated as an Asset Protection Zone, and hence will be significantly cleared.

It appears to us options to balance the presence of an APZ with minimising clearing significant shrub and/or tree cover have not been canvassed.

We are concerned that the construction of these Asset Protection Zones will negatively impact

- clearing of Heath, with the attendant elevated risks related to slope stability and water flows mentioned earlier, as well as biodiversity loss.
- Privacy for our property, when viewed from the upslope proposed development.

Water Supply

We understand our water supply pipes may be under the proposed development, however there is no indication on if they will be impacted, or if they will require re-routing in order to allow for future maintenance. We would like some clarity around this.

Visual Amenity

A key attraction of the Northern Beaches, as distinct from the Eastern Suburbs is that the ridgelines are dominated by trees, not by roofs.

We are concerned that by exceeding the existing building height limit this development will set a precedent along Forest Way and other areas that will result in the roadway,

currently dominated by trees, to become dominated by buildings, whether viewed from the road, or from other parts of the Council Area, including potentially from Narrabeen Lagoon.

Conclusion

We are not opposed to a development occurring on the site, and feel that if some consideration was given to substantially or wholly retaining the heath and other vegetation on the eastern part of the site, combined with minimising stormwater flows to the ephemeral creek, the majority of the concerns we have as relate to our specific property would likely be mitigated.

Warwick Wood & Tashinka Pearl

954 Morgan Rd

Belrose.