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To: DA Submission Mailbox
Subject: Online Submission

25/06/2024

MR Todd Want
8 Nield AVE
Balgowlah NSW 2093
[REDACTED]

RE: REV2024/0016 - 6 Nield Avenue BALGOWLAH NSW 2093

Attention: Nick Keeler

Dear Nick

Submission on REV2024/0016 (DA 2023/1015)
6 Nield Avenue, BALGOWLAH

We are the owners of 8 Nield Avenue, Balgowlah. Our property is located immediately to the North of the proposed development at 6 Nield Avenue.

We are supportive of a redevelopment of 6 Nield Avenue in a manner which is compliant with the relevant development controls and doesn't unduly impact the surrounding properties. However, having considered the documents and plans submitted as part of the abovementioned Review, we raise the following concerns in respect of the current proposal:

Stormwater

Based on the information provided, we are unsure of the adequacy and compliance of the proposed stormwater management. The surrounding properties, particularly 4 and 4A Nield Avenue, along with 139A and 143A Woodland Street would appear to be most at risk of regular and problematic flooding if the stormwater approach is insufficient.

The review of the proposed development includes an updated proposed stormwater management plan and letter from Stellen Consulting regarding the stormwater design. In respect of these, we note the following:

- The Stellen letter of 7 May 2024 states at point 3 that "An OSD size of 9,500L is required to maintain the PSD of 7l/s for a 1% Annual Exceedance Probability (AEP)"

- The Stellen letter of 7 May 2024 states at point 4a:

"The proposed OSD system includes:

I. Tolerable frequently wettable zone of 3,200L storage under the deck of the modular OSD system.

II. Storage volume required in the landscaped area: $6,300L + (20\% * 6,300L) = 7,560L$.

III. Storage volume provided in the landscaped area = 7,570L
IV. Total storage volume provided: 3,200L + 7,570L = 10,770L."

- Stormwater drawing DR-001 Rev4 shows a 3,200L cast insitu concrete OSD Tank and 5,500L OSD Volume for each proposed lot. The total of these comes to 8,700L.

- Stormwater drawing DR-005 Rev3 states:

"AS PER CONDITION 9.10.5 OF NORTHERN BEACH COUNCIL'S WATER MANAGEMENT FOR DEVELOPMENT

POLICY :

STORAGE IN LANDSCAPE AREA REQUIRES FIRST 20% VOLUME IN A AREA ABLE TO TOLERATE FREQUENT

INUNDATION AND ADDITIONAL 20% VOLUME TO COMPENSATE FOR LOSS

TOTAL STORAGE REQUIRED = 7,755L

TOTAL STORAGE PROVIDED = 8,700L

MADE UP OF THE FOLLOWING

STORABLE FREQUENCY WETTABLE ZONE REQUIRED = (20% OF REQUIRED OSD) = 20% OF 7,755L = 1,551L

STORABLE FREQUENCY WETTABLE ZONE PROVIDED

OSD UNDER DECK OF SIZE (Width:2.2m Length: 5.5m Height : 0.3m) = $2.2 \times 5.5 \times 0.3 = 3,600L$

LANDSCAPE AREA REQUIRED STORAGE = (20% OF 4,555L) + 4,555L

LANDSCAPE AREA REQUIRED STORAGE = 911L + 4,555L = 5,466L

LANDSCAPE AREA PROVIDED STORAGE = (0.20m X 5.5m X 5.0m) = 5,500L

TOTAL STORAGE PROVIDED = 3,600L + 5,500L = 9,100L"

Given there appears to be inconsistencies in the abovementioned letter, calculations and diagrams, I am unsure as to:

- How much storage is actually required? 10,760L? 9,500L? 7,755L? Some other amount?
- How much storage is provided by the OSD below the deck? 3,600L? 3,200L? Some other amount?
- How much total storage is provided? 8,700L? 9,100L? 10,770L? Some other amount?

The Stellen letter also says that "The stormwater plan generally conforms to the relevant requirements". The word 'generally' suggests to us that it doesn't actually comply; if it complied there would be no need for the use of the word 'generally'. Given the above differences in calculations on the different letters and diagrams, and no clear explanation of what parts of the proposed approach do and don't comply, we are unsure if it is a suitable solution to the stormwater management.

Excavation, setbacks and loss of street parking

We note the excavation, setbacks and loss of street parking issues raised in our 23 August 2023 submission on the original DA. We understand that mitigation strategies for these have been put in place during the original DA process, such as dilapidation reports, and welcome those being included as part of any approved DA.

Should you have any questions, please contact us.

Yours faithfully,

Todd and Bryony Want