
Sent: 24/03/2020 5:05:17 PM
Subject: FW: DA2019/0887 Amended Plans
Attachments: 2 Macpherson Street DA2019-0887 amended plans.zip; 2 Macpherson Street DA2019-0887 amended plans.pdf;

Attention Anne-Marie Young

I have attached a pdf of our submission as I see that you cannot open the pdf.

Regards

Chris Hornsby

President WRA

0400208244

From: Warriewood Residents Association [mailto:warriewood.community@bigpond.com]
Sent: Friday, 20 March 2020 5:15 PM
To: council@northernbeaches.nsw.gov.au
Cc: Sue.Heins@northernbeaches.nsw.gov.au; Rory.Amon@northernbeaches.nsw.gov.au; Vincent.DeLuca@northernbeaches.nsw.gov.au; ElectorateOffice Pittwater (ElectorateOffice.Pittwater@parliament.nsw.gov.au)
Subject: DA2019/0887 Amended Plans

Attentions Anne-Marie Young.

Please find the submission from the Warriewood Residents Association on this application.

Regards

Chris Hornsby

President WRA

Error - Cannot convert '2 Macpherson Street DA2019-0887 amended plans.zip' to PDF

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Warriewood Residents Association Incorporated
25 Utingu Place
BAYVIEW NSW 2104

20 March 2020

Mr. Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Anne-Marie Young

DA2019/0887 Lot25 Sec C DP 5464 2 Macpherson Street Warriewood

Dear Mr. Brownlee,

The Warriewood Residents Association (WRA) along with the Department of Planning and Pittwater Council participated in the 2013 Strategic Review of the Warriewood Valley. It remains the policy of the WRA that developments in the confines of the Warriewood Land Release Area should comply with the outcomes of the Review. It was the WRA understanding that this site was a possible playing fields due to the flood risks identified by Pittwater Council planners and their consultants.

We note that in the Flood Impact Assessment the following is included.

The Flood Impact Assessment Rev4 dated 5 December 2019 prepared by Cardno (NSW/ACT) Pty Ltd has demonstrated that all residential allotments are located above the Flood Planning Area (including climate change provisions) and Probable Maximum Flood area and are consistent with the requirements of the Warriewood Valley Water Management Specification, 2001 and Clause 6.1 of the Pittwater 21 Development Control Plan. Flood free evacuation in a Probable Maximum Flood event is not possible from the subject residential allotments. Restrictions are included on the title to reflect that the future occupants must shelter-in-place during extreme flood events.

It stands to reason from the above that the developers must now demonstrate to Council that the configuration of the buildings will always keep the residents safe by the 'shelter-in-place' methodology agreed by the Planning Panel and Council. From the drawings available on line there is only diagrammatic sections that do not show how the occupants will be safe. How can these developments/amendments be approved when the critical life safety features required are

not shown? The WRA therefore are unable to comment on most critical aspect of this proposal except to again raise the flooding issue in light of recent climatic events which cannot be ignored by the owners and council.

The danger to residents was evident during the recent storm which saw the culvert approaching capacity with significant backwater impact upstream from the bridge in what was probably less than the 1% flood event. (See the attached photos taken after the rain had ceased) What would have occurred if a further 2 hours of intense rainfall had fallen? Further, has the future impact of a very large volume of water from Ingleside developments and new major roadworks flowing down from the escarpment and into Narrabeen Creek?

It must be said, yet again, that the continual filling of the wetlands has changed the water profile of Warriewood Valley and there will inevitably be local flooding and damage to public and private assets. The continual updating of the flood extent maps illustrates this.

We again ask that the council include as a condition of approval of all Development Applications in the Warriewood Valley a provision that requires developers and certifiers are to follow the design guidelines of the WVMP, because to do so improves the visual amenity of all those who live and move into the Warriewood Valley.

Yours faithfully,



Chris Hornsby
President WRA

cc. Members of WRA, Hon. Rob Stokes MP, Ward Councillors

See Attached Photos on the following 2 pages



Downstream horse paddock



Downstream – creek almost at the road level



Upstream – almost at the filled level of 2 Macpherson Street



Macpherson Street rain event when the Culvert was under construction