

49 Waratah Pde DA Modification Proposal

David & Tanya Colwell
49 Waratah Pde
Narraweena
NSW 2099

16/11/2023

Northern Beaches Council
Development Assessment Team

PAN-390586 DA Modification to DA-2021/0945 49 Waratah Parade NARRAWEENA

Dear Development Assessment Team,

Thanks for taking to time to review our proposal to improve and resolve identified issues in our existing stormwater plan as part of DA2021/0945.

During construction concerns arose with the construction of the OSD basin in the front yard and a review was conducted by a qualified hydraulic engineer (Javid Nasserri from Nasserri Associates in Belrose). They have prepared an improved design, which is the basis of this modification proposal.

Nasserri Associates have outlined several issues with the current plan:

- The original hydraulic design had an aboveground OSD basin in front (High side) and hydraulically this is not correct. If aboveground OSD Basin or underground is used, then the system should be located at the lowest ground levels.
- The aboveground OSD basin would have significantly impacted the site in front with retaining walls on all sides and it would have been almost unusable landscaping area due to excess overflowing water negatively affecting the trees and plants required by our DA.
- Water retained in the front yard would be wasted instead of collected for reuse on the property.
- The level spreader in the back yard spills water on to the surface of the yard that will increase the risk of negatively impacting vegetation and also runoff into the neighbour's

yard in an extreme weather event.

They then outlined the benefits of the new proposed design, which can be completed with that can be resolved or significantly improved with minimal rework or environmental impact.

- The new design is collecting the entire roof area into aboveground tanks, which have the combined OSD and RWT systems. Environmentally, this is a great advantage for re-usable water internally and externally.
- The required trees and plants as part of our DA will be able to thrive over time without risk of being flooded.
- The new design has mitigated the overflow impact of the surface level spread in the backyard by changing to a more effective dispersion system (Shallow trenches with 150 perforated pipes) that spreads the water within the soil and backyard that better protects vegetation and our neighbour's from excess surface level overflow.

Please do not hesitate to contact me to discuss the matter or to request further information.

Regards,

A handwritten signature in dark ink, appearing to read 'D. Colwell', with a stylized, cursive script.

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