

**From:**

**Sent:**

**To:** Thursday, 2 December 2021 3:20 PM  
rhodder@fac.s.nsw.gov.au; mcassel@fac.s.nsw.gov.au;  
office@pavey.minister.nsw.gov.au; Jane Badley; rayhadley@2gb.com; alanjones@2gb.com; kyle@kiis1065.com.au; T702; District Director MFW & WNSW; Mcoutts-trotter@fac.s.nsw.gov.au; jlawrence@fac.s.nsw.gov.au; askewes@fac.s.nsw.gov.au; gcarvin@fac.s.nsw.gov.au; mcurran@fac.s.nsw.gov.au; CommunityEngagement  
**Subject:** Proposed redevelopment of 1 Waratah Ave and 50 Frost Street (Your ref SUB21/229369).

**Follow Up Flag:**

Follow up

**Flag Status:**

Completed

**Categories:**

BAU Project Related Enquiry

Dear Rodney,

Thank you for the opportunity to make comment on the proposed redevelopment of 1 Waratah Ave and 50 Frost Street (Your ref SUB21/229369).

I act for the owners of 3 Waratah Ave (Lot 7 DP36132) and am a qualified Civil Engineer, a qualified Town Planner, the owner of 5 Waratah Ave (Lot 8 DP36132) & a proud Wiradjuri man.

We have no objection to the provision of affordable rental housing, rather we applaud the redevelopment and believe it will add to the value of our houses.

**However, we have serious concerns with,**

1. The 850mm elevated car park overlooking a 1800mm fence into our habitable areas; and
2. The waste to the public purse in elevating the proposed car park only to have the 323% increase of impervious area being drained as pre development flows drain into our backyards rendering them constantly wet and unusable.

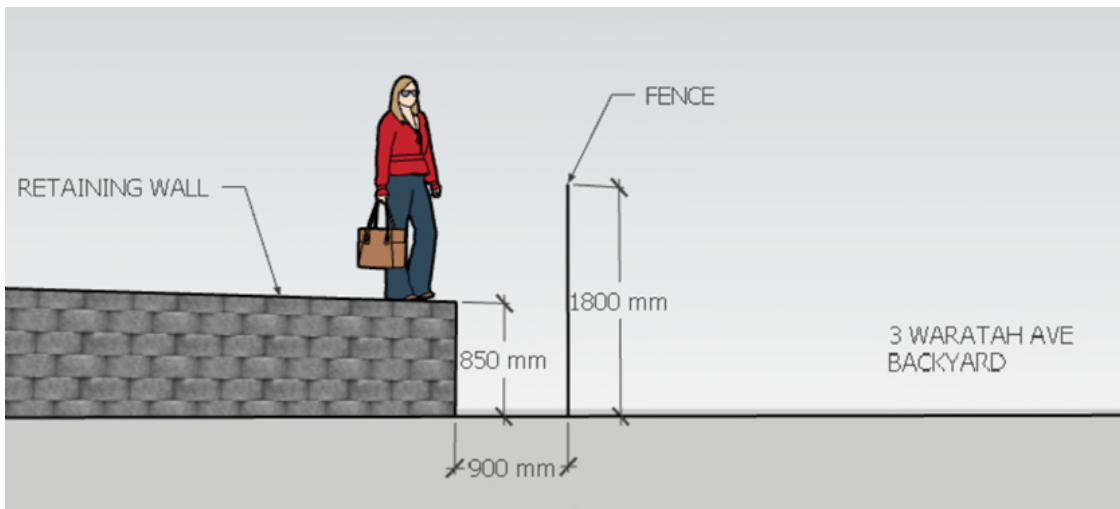
**We believe we have a solution to the above issues that will satisfy our concerns, allow you still to redevelop, save the public purse approximately \$50,000 on the proposed build and allow you to redevelop 52 Frost Street (Lot 3 DP36132) into the future.**

Our contentions are,

1. Your proposed development aims to fill the backyard approximately 850mm using a 33.5 metre long retaining wall. This retaining wall is within 900mm of the western boundary of 3 Waratah Ave. Below the proposed 850mm high retaining wall is a 1800mm high colorbond fence.

This design allows tenants and visitors using the car park to easily look over the fence as it, in effect, renders the fence 1000mm high.

Our privacy concern is illustrated below,



2. It would appear the proposal raises the car park area to provide on-site stormwater retention. I calculate the under car park stormwater retention will consist of/ and cost,

- a. 33.57m<sup>2</sup> of retaining wall at an approximate cost of \$33,570.
- b. 182m<sup>3</sup> of imported fill at an approximate cost of \$9,100.
- c. Below ground stormwater tanks at an approximate cost of \$30,000.

This equates to a total cost of approximately \$72,670 to build the underground retention part of the development.

It appears the orifice of the retention tanks will drain onto our land thus rendering our backyards constantly wet and unusable. Having our backyards constantly wet will increase run off and decrease continual losses which will add to the flooding problem experienced at the end of Waratah Ave as shown in the plan below,



We propose you remove the underground on-site stormwater tanks, reduce the car park to an at existing grade car park that has its own above ground retention within the kerbs and pipe the retained water to Councils existing stormwater system.

This will,

- Negate privacy issues
- Save you approx. \$50,000
- Help reduce the flooding impacts downstream
- Allow you to redevelop 52 Frost St

**I am prepared to offer you a stormwater easement along the northern & eastern boundary of 5 Waratah Ave on the provision you reinstate the trenches and my driveway. The owners of 3 Waratah Ave will permit you to trench through the Tree Protection Zone on the provision it is done using a hydro vac (non-destructive) or allow you to remove the tree.**

Our proposal is shown below,



On reflection of our contentions and proposed solution, I draw your attention to your own “Good Design for Social Housing” [https://www.dpie.nsw.gov.au/\\_data/assets/pdf\\_file/0017/338111/Good-Design-for-Social-Housing\\_September-2020\\_Access.pdf](https://www.dpie.nsw.gov.au/_data/assets/pdf_file/0017/338111/Good-Design-for-Social-Housing_September-2020_Access.pdf) which is underpinned by three strategic priorities:

1. More social housing
2. More opportunities, support and incentives to avoid and/or leave social housing
3. A better social housing experience

We further draw your attention to the strategic principles within your guidelines stating, Make every dollar count, be a good partner and continuous improvement. We believe our proposal is in sympathy with your strategic priorities and guiding principles.

As these parts of the proposal are causing us great concern, we ask for a site meeting with your Architect and Engineer or a Microsoft Teams meeting prior to this Christmas?

We are available to discuss this on 0428 239 773.

Kind regards,

Owners of 3 & 5 Waratah Avenue