

11/12/2017

Submission in respect to the New Smalls Road Public School development application.

I have no objections to the proposed development of the School, however I would like to highlight that residents on the east side of the site (upstream) do not have any stormwater services and that redevelopment of the site presents an opportunity for the Department of Education to work with Ryde Council to provide a stormwater pipeline along the east side of the school site, attaching to the existing council pipeline that runs along the north boundary. This would provide protection from stormwater runoff and provide stormwater services to the residents of Lavarack St.

There is an existing above ground half pipe that runs along the east boundary of the school site just behind our properties which runs into a stormwater pit at the bottom of Henri Durant Reserve which I assume was installed to protect the school site from runoff from upstream properties. I note that this does not exist in your stormwater plan 'Appendix O Stormwater Plans.pdf'. If this half pipe and pit are being removed or disconnected then how will the new development be protected from runoff from east side upstream properties? These properties in Lavarack Street were built in the 50s and 60s and I believe stormwater runoff was managed by installing rubble pits in their backyards. I'm not sure how affective these would be now. I note that Ryde Council's stormwater and floodplain management DCP advises that absorptions systems are not affective due to soil conditions in the Ryde area being poor at absorbing stormwater.

I hope you will seriously consider these points.

Regards,

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