
Sent: 6/06/2023 7:40:42 AM
Subject: Re: DA2022/1474 - 14 Gladys Avenue FRENCHS FOREST

Northern Beaches Council

Attn: Adam Croft

Regarding DA 2022/1474

Dear Mr. Croft,

I am writing with regard to the revised proposal for Lots 12 and 14 Gladys Ave., Frenchs Forest (DP 393276). I have reviewed the amended proposal and continue to have significant concerns about the environmental risks this proposed development will have to my residential property.

As noted in my prior submission, my property 3 Arden Place lies immediately below the northern border of 12 Gladys on a very steep slope. During the heavy rains in March 2022, we experienced extraordinary storm runoff directly from the 12 Gladys Ave property. The resulting volume and force of the runoff directly caused damage to a load-bearing wall in my garage, which required structural remediation. This assessment was verified by a structural engineer's report commissioned by my property insurer, Allianz. Allianz approved the claim and paid for the damage as a result. I am happy to share this documentation with council.

My concern now is that the current development plans for 12 Gladys will pose a high risk of damage in the event of a significant weather event like the 8 March 2022 storm, which had more than 200 mm of precipitation recorded in a 24-hour period in Frenchs Forest. From a review of the amended proposal, the plans appear to locate a water collection tank with a 15.66 cubic meter capacity abutting the northern boundary of the property, approximately 20-30 meters directly above the rear boundary of my property. Should this collection tank become compromised by a heavy rainfall event like the 8 March storm, my home will be in a direct and immediate path of a large volume of storm flow, with potential for significant damage to my property. I do not feel this is a far-fetched scenario, given the likelihood of future cyclical, high precipitation weather events that are commonly forecast by the Bureau of Meteorology.

A reasonable alternative for stormwater remediation of the property has been suggested in a separate submission by my neighbour Theo Lambooy of 4 Arden Place.

In light of these risks, I urge council to reject the development proposal in its current form and consider recommending an alternative drainage plan like the one Mr. Lambooy has proposed.

Respectfully,
Dan Egbert
3 Arden Place, Frenchs Forest

On Fri, May 26, 2023 at 3:14 PM Adam Croft <adam.croft@northernbeaches.nsw.gov.au> wrote:

Dear Daniel,

Thank you for your submission in relation to this DA.

The applicant has provided an amended proposal in response to concerns raised by Council. You can view the amended architectural, landscape and stormwater plans on the DA tracker at the link below:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=2173114>

As the amended plans result in a reduction in environmental impacts the application will not be formally re-notified, in accordance with the Northern Beaches Community Participation Plan. However, should you wish to make a further submission, you can do so via Council@northernbeaches.nsw.gov.au prior to 7 June 2023. Please note that all previous submissions will remain in place with the concerns raised to be considered in the

assessment.

Please contact me if you wish to discuss this matter further.

Kind Regards,

Adam Croft

Principal Planner

Development Assessment - North Team

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Northern Beaches Council

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