
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 8/10/2022 6:49:22 PM
To: DA Submission Mailbox
Subject: Online Submission

08/10/2022

MR Dan Egbert
3 Arden PL
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2022/1474 - 14 Gladys Avenue FRENCHS FOREST NSW 2086

Re: Proposed Development Application Number DA2022/1474

Hello and thank you for the opportunity to provide a submission regarding this proposal.

The rear of my property 3 Arden Place sits just below the North boundary of Lots A and B on a slope. Since I purchased this property in January 2022, I have experienced significant storm runoff directly from 12 Gladys St. This has resulted in extensive damage to a rear retaining wall, pool area and most notably, structural damage to a garage load-bearing wall on my property. I have invested some \$37,000 to date with a stormwater network to address the high volumes of water gushing onto my property. I have extensive documentation of the damage and storm flow directly from 12 Gladys onto my property if needed.

I am opposed to approval of this development, as the creation of four lots with four separate dwelling houses will dramatically increase the storm water drainage onto my property. This is based on the following observations:

- The owner of 12 Gladys St. recently proposed to me that he connect a storm runoff pipe on his property to the network I have installed on my property in order to address council requirements for his proposal. I have declined this offer as I found it more than questionable as a solution to address council requirements for a DA. I am very concerned that, in light of such a proposal, the proposed works at 12 Gladys will not adequately address the risk of future significant damage to my property.

- I also note that prior proposals for development of this property by the same owner have been rejected by council for inadequate planning to address risks. I further note that several of my current neighbours made submissions opposing the prior DA on these grounds. I understand that these neighbours are now actively opposing this DA on similar grounds, based on their long experience in the neighbourhood.

- Given the extraordinary weather patterns we are experiencing, along with the news that the Council Stormwater Main from Blue Gum Crescent to Arden Place is at 100% capacity, such a large-scale development would only increase the very high volumes of runoff on my property.

- I have walked the property of 12 Gladys St with the owner and noted a disused swimming pool and the entire lot is completely overgrown with weeds, dying trees and rough terrain. It raises the question of how safely and without risk and nuisance to neighbours the lots can be

safely redeveloped into four separate properties.

I urge council to reject this DA on these considerations.

Sincerely,
Dan Egbert