
Sent: 12/08/2018 4:13:48 PM
Subject: Submission from 8 Old Samuel St, Mona Vale
Attachments: sharp_20180410_083425.pdf;

Modification No : Mod2018/0327 - parentda

Sent from my iPad

Begin forwarded message:

From: Lee Monty <Lee.Monty@pandora.net>
Date: 10 April 2018 at 8:39:00 am AEST
To: "council@northernbeaches.nsw.gov.au" <council@northernbeaches.nsw.gov.au>
Cc: "stevenmonty@gmail.com" <stevenmonty@gmail.com>
Subject: **Submission from 8 Old Samuel St, Mona Vale**

Dear Sir/Madam

Re : Mod2018/0076 - () Lot 20 DP632081 79 Cabbage Tree Rd Bayview

I am writing to lodge my concerns about the above development application.

After the completion of the first stage of the retirement village there was considerable damage to houses in Old Samuel Street due to flooding from inadequate drainage from the village. I have been advised by neighbours who experienced this flooding that there has been no major changes to the drainage.

To add to this since the previously mentioned flooding our property at 8 Old Samuel St has been identified as being in the flood effected area as per letter received from Council 26 November 2004. As an identified problem any development could unnecessarily put property or life at risk.

We have already installed fans that cost many thousands of dollars plus additional stormwater pits and subsoil drainage to assist with the ventilation and removal of the excess water that remains in our backyard and under our house after a rain. Our concern is that the drainage system will not be efficient enough to cope with the amount of water that will run to our land due to the loss of natural surface and introduction of large hard surfaces.

We realise that it is difficult for Council to stop development from large corporations but would hope that you would take into consideration our issues as mentioned above, also our loss of privacy, road noise, car head lights shining directly into our back yard, loss of natural sunlight and at the impact that this large development will make to our neighbourhood.

It appears that the development will encroach on our boundary significantly so I would hope that Council would be considerate enough to insist on a large setback/buffer and reducing the shear bulk.

And there is also our bandicoot family who reside directly behind our homes. I

would hate that the development would have an impact on their existence.

I hope that Council and the Aveo Group consider what I have written and come to a fair compromise.

Thank you

Lee Monty
8 Old Samuel St,
Mona Vale NSW 2103
0404 887 170

Sent from my iPad



All Correspondence to be addressed to General Manager

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59A Old Barrenjoey Road, AVALON 2107

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26 November 2004

L A MONTY & S M MONTY &
M A MONTY
8 OLD SAMUEL STREET
MONA VALE NSW 2103

Dear Sir/Madam

Re: FLOOD RISK MANAGEMENT IN PITTWATER

Pittwater Council's flood hazard and flood affectation information has been updated to incorporate the best available information to date through advice obtained by consultants for the purpose of flood risk management. This latest update was adopted by Council on 8 November 2004. If you have received flood information from Council prior to the adoption date, please also review the update as information may have changed. Further information in relation to your property are outlined below.

Updated Flood Affected Property Maps

Flood mapping has been updated for Pittwater's primary floodplain areas. The property at 8 Old Samuel Street Mona Vale NSW 2103 Lot 2 Dp 241431 has been identified as being in Category 1 / Low Hazard. The Flood Hazard Map may be viewed on Council's website.

Development Controls

Development controls for flood hazard management apply to the above property as set out in Council's Pittwater 21 Development Control Plan.

Flood Levels

Flood planning levels have been established for individual flood affected properties and can be obtained from Council's website. The available flood planning levels have been determined for the purpose of planning only. In some instances, flood levels and hazards may need to be individually assessed by the land owner through engaging a Water Engineer to establish detailed flood data for the individual property.

Section 149 (s149) Certificate Notations

Council issues s149 certificates under the Environmental Planning and Assessment Act 1979. A Section 149 Certificate notation has been placed on your property in respect to flood affectation.

How to obtain further information on individual properties

The Flood Hazard map, flood levels data, Pittwater 21 Development Control Plan, and Section 149 Certificate information may be viewed on Council's website www.pittwaterlga.com.au. Flood studies for individual catchments where adopted by the Council are available through accessing the library catalogue through Council's website.

How to direct queries relating to information contained in this letter

Should you wish to dispute the flood affectation notifications on your property, you are required to provide written notification addressed to the General Manager, and provide reasons for the dispute including (a) a survey plan of the land undertaken by a registered surveyor where the level of land is the subject of the dispute and/or (b) a Water Management Report undertaken by a qualified Water Engineer where flood levels are the subject of the dispute.

Yours faithfully

James Payne
MANAGER - URBAN INFRASTRUCTURE