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**Sent:** 18/10/2018 10:14:28 AM  
**Subject:** 60 Binalong Rd Allambie Hts - development affects unit

Attention:  
Mr Daniel Milliken (council),  
Mr Stephen Patterson, Mr Jonathan Ede (Wilshire Webb Staunton Beattie)

Yesterday, I attended a NSW Land & Environment Court conciliation conference across the road from the site of a proposed boarding house to be built directly next to a creek.

The creek runs directly into Queenscliff Lagoon at north end of Manly Beach (stormwater pipes carry creek under roads).

At times the lagoon, creek, storm water pipes and open drainage channels fill up and the areas of 'flood prone land' at Manly and North Manly are completely inundated.

Manly Dam may overflow at these times and contributes to, and expands the area of flooded land.

Rain falling on the ground at Allambie Heights (where we held the Conciliation Conference) runs down the creek and, when flood events occur, can eventually flood across Pittwater Rd and into my sons yard at North Manly about 2.5 kilometres away.

The direct path of water is clear on Google maps.

The proposed boarding house has substantial roof areas and would permanently and directly contribute significant water to Manly's official area of flood prone land.

Where we were standing, Northern Beaches Council has attempted to reduce storm run off into the creek by jack hammering up the lower part of Maneroo Road and remediating it to grass surface.

Only the stormwater grate and drain remain in the grass, the original road is shown on the old 1961 & 1965 aerial photos I provided - there was a slight bend in the old road.

Also, beneath the lower lying land, close to the creek and across golf course is new electrical infrastructure taking power from the Ausgrid Power Station at Rodborough Rd Allambie Heights to Manly (new cables laid at multi million dollar cost about five years ago).

I am concerned that I was not very clear and the Commissioner may not have understood how rain on the land she was standing on directly contributes to flooding in Manly three kilometres away and will affect my sons unit and the hundreds of other properties on council's flood prone land map.

I would appreciate if my concerns raised in this email could be included with your written submissions to the Commissioner (or this email submitted).

Thank you for your assistance.

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