
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

29/09/2025

MR Theo Lambooy
- 4 Arden PL
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2025/1263 - 14 Gladys Avenue FRENCHS FOREST NSW 2086

DA2025/1263

If only Smith & Tzannes had contacted 4 Arden PI they would have been able to provide the following statement in their Design Report.

During heavy downpours surface water drains onto the following properties to the north - 4 Arden PI, 3 Arden PI via 66 Epping Dr. In addition the location of the proposed stormwater drain directly alongside the northern boundary of the site should be relocated further inland as proposed in the previous DA.

The Crozier Geotechnical Consultants report:

"The neighbouring properties to the north (No. 4 Arden Place and No. 66 Epping Drive) were not able to be inspected due to the dense vegetation at the rear (north) of the site preventing visibility. These properties are set lower than the site with separation distances from the proposed works to the shared boundary in excess of 25m."

If they had inspected the site, they could have reported to Smith & Tzannes that the location of the storm drain right at the boundary would have been totally impracticable.

In the Smith & Tzannes design report there seems to be a conflict between proposal on the site and the reference to surrounding 2 storey development properties either existing or in state of construction. The proposed development of DA2025/1263 allows for medium density structures of up to 5 stories which is out of character with all surrounding properties.