
Sent: 31/05/2023 2:20:09 PM
Subject: Northern Beaches Council DA 2022/1474 (Gladys Av)
Attachments: Northern Beaches Council.docx;

Northern Beaches Council
PO Box 82 Manly NSW 1655
Att. Adam Croft (Council@northernbeaches.nsw.gov.au)

May 31- 2023

Re: Development Application 2022/1474
Lots 12. 14 (DP 393276) Gladys Ave. French's Forest NSW

Dear Sir/ Madam

Again we are confronted with a Development Application for Lots 12 and 14 Gladys Ave. French's Forest, and again our main concern is the Stormwater Run-off from these properties.

We have been living at no. 4 Arden Place since 1966, when at the time, the Gladys Ave allotments were already planned. However in their wisdom the then Warringah Council had neglected any Stormwater runoff from these 2 properties, making them complete Land-locked in regard to further developments, including Arden Place, and the now connected Stormwater run-off problems.

This latest proposal, now reduced to 4 allotments, have still potential Stormwater problems for Arden Place properties. It is noted that the Northern Part of Lot 14 Gladys Ave will bypass a OSD system even though Natural Surface Levels fall quite steeply towards the Northern boundary, including to a quite low area on the common junction of Lots 12 and 3, 4 Arden Place. It appears that the proposed Northern Dwelling on Lot 12 is planned in the same location as the existing Swimming Pool. This we regard as a positive as this pool had been overflowing regularly, eventually depositing water onto our lands.

The proposed Collection Tank along the Northern Boundary of Lot 12 is of great concern to us, considering the quite steep fall of the land between the northern dwelling and our properties. We do realize that Stormwater and retainer structures are preferred to run along Boundaries, but knowing the Soil-structures in the areas (Heavy soil and Plenty of Rock) we consider the location of the proposed (14cub.m) northern SW tank and retaining structure to be well away from the boundary and possibly even located straight North of Dwelling 2, with the exit drain possibly located along the Western boundary, more or less along the Main-Sewer line. We suggest this would be a better solution as the northern part of Lot 12 is then not subject to any future development work and will then be similar to Northern Part of Lot 14, thereby assuring no stormwater runoff from the entire northern land-area. This would be definitely a permanent safe-guard for lots 3 & 4 Arden Place.

As mentioned above we have been living in this area for a long time and have become very familiar with the local conditions. We have experienced numerous times water flowing from, for us, the northern part of Lot 12 @ 14 Gladys Ave onto our lands. We feel that constructing the proposed retainer structure and major drain and collection tank along the common boundary between our lands and lot 12 Gladys, including necessary earth/rock works, may only worsen the present situation.

We pray Council take notice of our concerns.

Yours Sincerely,
Theo and Catharina Lambooy