
From: [REDACTED]
Sent: 5/04/2022 3:58:49 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/0279 - 48 Johnson St Freshwater NSW 2096

DA2022/0279 48 Johnson St Freshwater

In addition to other matters of concern already submitted by Metcalf Grant and JKGeotechnics whom we have engaged for professional advice regarding the proposed amended development, we'd also like to comment and raise the following concerns.

We have been residents of Johnson Street for 38 years and have a strong sense of the feel of our locality. The proposed underground living development of 48 Johnson Street seems out of keeping with the locality. Johnson St properties are predominantly modest size blocks around 400 square metres in area consisting of family homes and some are original homesteads which contribute to the village feel that so many people in this community love about our part of Freshwater. We believe the proposed underground living development is essentially an over development of the site and would also cause significant disruption and distress to neighbouring families for a long and arduous period during the proposed extensive excavation and build.

We hope the council will consider and regulate new developments carefully to reduce the impact of overdevelopment on the local environment and its potential impact on existing residents. It is also worth noting that working from home has become more the norm since the Pandemic and the impact now far more relevant. We have concerns regarding probable ongoing pumping of water from the proposed basement, given the presence of consistent water seepage and storm groundwater across properties, on the southern side of Johnson Street, all the way from Harbord Road down to Oliver Street.

We and other neighbours captured video footage of the recent 8th March 2022 storm event. Our yards and homes were inundated with rivers of water and some with overflowing sewerage. It's hard to understand how a basement development will cope with such inundation and how any drainage system might impact our neighbouring yards and our building footings.

Climate change has now been acknowledged by experts in the field, that we are now experiencing a significant increase of extreme weather events. With that knowledge, any structure being built and the associated management of water would need to withstand the one in 50, one in 100 and one in a 1,000-year storms and floods as have recently occurred in NSW. We ask council staff to be mindful when considering building approvals regarding the impact of climate change.

We are also concerned about the ongoing viability of the large tree, T1 on landscape plans, given the significant impact construction traffic may have due to its close proximity to the driveway and access to 48 Johnson St and its large canopy.

What measures will the builders have in place to ensure the safety of the many children living in our street and those significant numbers walking and riding to both of our local schools especially the school on the same side in Johnson Street.