
Sent: 21/05/2024 3:48:00 PM
Subject: Application Number: DA2024/0488

To: Northern Beaches Council Development Assessment Team.
From: Phillip Good 39A Wilson Street Freshwater NSW 2096

21 May 2024

RE: Application number DA2024/0488

Description:

Alterations and additions to residential development - Alterations and additions to a dwelling house including a swimming pool, cabana, and front fence

Application Type:

Development Application

Status:

Under Assessment

Submitted:

29/04/2024

Exhibition Period:

03/05/2024 to 17/05/2024

Cost of Work:

\$ 339,680

Officer:

Reeve Cocks

Submissions:

Dear Sir/Madam

Thank you for your letter sent 29 April 2024. I apologize for submitting the following concerns at this time as I was away during the submission period and have just returned home. I trust the following submission will be received for review.

Concern 1.

The plans indicate that our townhouse (39A) on the eastern boundary is a single-storey property. This is incorrect as our townhouse is a two-storey property with a small back yard. Where the lower level of our townhouse is situated, the plans show as open space. Therefore, our townhouse takes up most of the eastern boundary as Number 41 Wilson Street.

Concern 2.

We have serious concerns regarding the proposed excavation for the pool on the sandstone rock face and retaining wall that separates our properties. The proposed excavation is extremely close to our fence line on the edge of the sandstone rock face and retaining wall, which are presently inadequate for the prevention of water and soil inundating our property. The earthworks in preparation for installing the swimming pool may further compromise the integrity of the current structures.

Concern 3.

The proximity of the swimming pool to our retaining wall.

I note that the Engineering Referral Response reports the following:

Officer comments. The proposed development is in Region 2. On-site detention is not required for alterations and additions. Vehicle crossing construction is not proposed. Development engineering raises no objections to the proposed development, subject to conditions. The proposal is therefore supported.

Our townhouse is approximately two metres below number 41 Wilson Street. There is a brick retaining wall extending from the sandstone rock face that divides our properties. The proposed swimming pool will be placed near the edge of this sandstone rock face. Currently during rainfall, storm water with soil flows through the sandstone and retaining wall onto the pathway that runs alongside our western wall which is our kitchen and lounge room. During heavy rainfall, a large amount of water and soil flows into the whole side of our townhouse. This run off also inundates our garage.

Concern 4.

We have concerns about privacy and noise issues with the spa which on the plans show it is adjacent to our outside living area.

Suggestion 1.

An engineering inspection from both sides of the retaining wall be undertaken to fully evaluate the impact of the proposed development—and to propose ways to reduce further impact on our property from storm water and drainage. The proposed tiling around the swimming pool may exasperate the storm water run off flowing into our property.

Suggestion 2.

Consider moving the swimming pool away from the eastern boundary line. The intention being to provide adequate storm water control and preserving the integrity of the current retaining structures—which includes the present sandstone rock face and the retaining wall.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P. Good'.

Phillip Good