
Sent: 9/05/2022 7:17:24 PM

Subject: DA2022/0279 objection - 48 Johnson Street, Freshwater

I currently reside at 46 Johnston Street, Freshwater. My property falls on the lower eastern side of the proposed development. It is a 100 year old weatherboard home with shallow brick piers set on sandy soil.

There are currently two applications before the council DA2022/0279 and MOD2022/0091. The approval process is confusing and as it stands the two applications are before different persons at council. I question why the new basement level is a separate stand-alone application considering there is also alterations and additions to a dwelling that does not exist. If the application was one DA it would avoid uncertainty that arises with two separate applications. It is further confusing as to what the downstairs area will be used for and how the two applications sit on top of one another. For example, on both sets of plans there are laundries in two separate areas, it is confusing how these plans make up one dwelling. One application for the whole dwelling would alleviate these concerns.

I consider the proposed development to be out of character for the street and area and therefore not compatible with surrounding development. The scale of the property is not fitting with surrounding property.

I have concerns that no consideration has been given to local knowledge of the street. It is well known that natural springs flow down the southern side of Johnson Street through the backyards and eventually meet at Freshwater creek in Jacka Park. I would like the position of these springs to be investigated by the owners of 48 Johnson Street, Freshwater. I have concerns that the basement will impact the natural flow of water through the properties, the effect of which is unknown. Can the owners be certain that this will not redirect the flow of water underneath my property?

I do not feel the geotechnical investigation that was conducted is sufficient under the circumstances, the report itself is full of generic statements that do not adequately address issues raised within the report. The recent weather event itself on March 8, 2022, where there was significant flooding to the street and Northern Beaches should make this report inadequate by its own statement. During this event many neighbours experienced land slippage causing damage to their properties. Our property also experienced damage caused by land slippage. Photo evidence of which can be supplied upon request.

The proposed excavation is significant and there has not been adequate consideration to the above-mentioned land slippage and, how the excavation will be conducted to ensure the structural integrity of my property remains intact. The report merely makes generic statements about land slippage in general. It does not address the affect it poses to surrounding properties i.e., my own, and merely discusses impact to its own site.

The borehole testing was stopped less than a metre deep due to the water that impacted the hole. There is no mention of how to appropriately address this water and how it will be dealt with during such excessive excavation.

A dilapidation report is essential for my property at the owner's expense prior to any construction being undertaken. I would like it thoroughly investigated how the vibrations of such excavation will be monitored and works undertaken to ensure there are no impacts on my property during excavation.

The current stormwater design shows the dispersion pit has been positioned closer to the dwelling to allow for an increase in size of the swimming pool. The dispersion pit as per the modification request (MOD2022/0091) This pit is now closer to our property. Having lived here for 2 years we have photographic evidence of water flowing heavily through our property at this exact point which also ends up underneath our home, affecting the piers. There are several pits in the design that redirect all water from the property into one central location. This location is one of the worst affected areas of the site. There appears to be no consideration as to how our property will be protected from the water in a heavy rain event if this trench were to overflow.

Overall, for such a small narrow block of land we feel that the proposed development is an overdevelopment of the land. We are not anti-development and have not previously objected to any of the proposed plans, however, feel that the current plans are not appropriate to the site. I also feel that they haven't considered neighbouring properties or the natural landscape of the land and climate.

Kind Regards,

Kate BOCK

46 Johnson Street, Freshwater