

**Northern Beaches Local Planning Panel submission:  
DA2022/0279**

Stephen and Susanne Crowley

Our comments on the assessment report, for your consideration:

Stormwater management and landslide

The council planner's response seems inadequate given the changing circumstances of recent years weather events and the overwhelming acknowledgement of Climate Change and its future impact.

Groundwater

There is an ill-defined spring emanating from properties uphill of the proposed development. We've been here 37 years, whereas the Geotechnical report is a snapshot in time. We know there are groundwater issues that will impact a basement level development both during and after completion, and therefore poses unacceptable potential risk to the neighbouring properties.

Excavation

Geotechnical bore holes were only hand drilled and terminated once rock was encountered. The depth of rock below ground level is known only in the two borehole locations. The full scale of proposed rock excavations is completely unknown due to the very limited examination described in the geotechnical report. We believe the report only superficially assesses the potential impact and risk to neighbouring properties.

The report also stipulates that pre- and post-dilapidation surveys must be undertaken. We understand this is to establish a basis for any future claims of damage.

We believe that the council should be further mitigating the risk of damage to our property by way of placing excavation and construction conditions on this development approval, but council officers declined to do so.

We believe without some limitations we will be exposed unnecessarily to potential damage and also loss of amenity due to noise.

Precedent

There are no properties with underground developments in Johnson St. To our knowledge the zoning of Johnson St has not changed.

The proposed construction is effectively a 3-storey development in Johnson St, which doesn't seem to be consistent with the current zoning for detached dwellings in this area and which is totally in contrast to the character of the street.

Construction impacts

Health implications – noise vibrations and uncertainty of such a huge excavation less than 2m from our living space, and the anticipated trauma of living next to such an extensive excavation. We have serious concerns that the health impacts of this will force us out of our home of over 37 years and the need to find refuge as the health cost are known to be significant in these situations. This seems so unjust as this is our home for our family. All 3 neighbouring properties residents are at home daily and would be similarly impacted.

Warringah Local Environmental Plan 2011

Ref: 6.2 Earthworks - comments by council planner (p10 of 26)

a) "...proposal is unlikely to unreasonably disrupt existing drainage patterns".

What are the impacts if it does disrupt drainage patterns? We cannot help but wonder, How can it not disrupt drainage patterns when a huge underground concrete barrier is constructed?

g) "The site is not located in the vicinity of any watercourse,....."

We dispute this statement. We've been living here for 37 years and there is plenty of anecdotal evidence of some type of aquifer, or underwater spring runs through the back yards of houses in Johnson St and Surfers Parade from somewhere east of Harbord Rd.

We are absolutely bewildered that council doesn't seem prepared to look beyond the existing regulations and that Water NSW has not been involved in the proposed development.

Recent weather events call for a review of the current development regulations, particularly management of water.

We have submitted video footage of the huge volume of water that flows through properties in Johnson St and Surfers Pde during storm events.

During these events, which are now more frequent, water flows from uphill properties and streets as far up the hill as Coles Rd and Harbord Rd.

Council stormwater infrastructure is unable to cope with the inflows to gutters and drains and the water overflows from Harbord Rd into properties uphill from ours, and cascades through all of our properties as the water makes its way downhill.

We just cannot understand how the council can consider approving a basement development when clearly the changed weather events have altered the way water needs to be managed.

We've witnessed the increased waterflows over the past 37 years we have lived in Johnson Street, as more pools and hard surfaces are constructed.

It seems that it would be inevitable that a basement would fill with water and even a sump pump would not be able to push the water out to the council stormwater pipe which is beyond its capacity.

All 3 neighbouring properties have residents at home during business hours. The disruption to daily activities due to the construction will likely cause trauma and some feel they will be forced to temporarily relocate during the construction, imposing an unacceptable financial burden on them.

We are not opposed to the construction of the approved 2 storey house DA2020/1723. We are though opposed to the overdevelopment of the property with the addition of the proposed underground level. We hope you will support our concerns during this review in your decision making.