
Sent: 27/11/2020 5:24:17 PM
Subject: DA 2020/1383 9 Charles St Freshwater

Attention: Catriona Shirley Planner, Northern Beaches Council

Dear Catriona

I am writing as owner of 7 Charles St Freshwater in regards to DA2020/1383- Alterations and Additions to dwelling house 9 Charles St Freshwater.

As owners of the neighbouring land, we are concerned about the following matters:

1. depth & close proximity of the proposed excavation to our side boundary.
2. the proposed setback of the basement wall from our boundary.

We note in the accompanying statement of environmental effects, table 2 -C7 Excavation and landfill states "refer to the accompanying geotechnical statement". The submitted geotechnical report is dated 2016, is unsigned and marked "DRAFT" and pertained to an earlier proposal for the site. It does not relate to anything else, including the work that has been done or is proposed to be done in this development application. We ask that Council request a current geotechnical report that relates to this application.

We are concerned for the following reasons;

1. how the excavation will be supported during the construction work or in the long term, so as to avoid impacts on our land such as movement, undermining and subsidence over time.
2. there is no information in this application to demonstrate that this proposal is structurally adequate and will not impact on our property
3. it is unclear how close the excavation will be to our boundary
4. there are no details regarding the piling installed to our boundary or if this is adequate in the short or long term
5. it is unclear whether the basement is proposed to extend to the piling (which is installed to our boundary) or whether it is to finish further inside no 9 Charles St
6. it is not clear from the development application what the position the wall of the proposed basement wall is/will be and how far that wall will be from our boundary. It appears to be within 900mm of our side boundary, which we understand will be in breach of the LEP and DCP and could adversely affect our land.
7. there is no information to verify that the "existing foundation walls" are adequate to be used as a basement wall

We request Council consider the above and request further information from the applicant. Should additional information be provided, we request the opportunity to review that information and provide submissions.

Regards

Leanne Walter