

**I object to DA59484/2020** for 8 John Street, Forresters Beach as it is not in keeping with the area which is low density residential. The outlook from the neighbouring properties is generally one of open space and natural vegetation which includes a Nature Reserve cross the road from the rear of 8 John Street, Forresters Beach. I am concerned by the loss of privacy and additional noise, drainage and shading as set out below:-

### **1. Loss of privacy**

- Loss of privacy in our backyard and to the rear of our house at 6 John Street, Forresters Beach.
- Vehicles accessing the driveway of the secondary dwelling will look directly into our back yard and lounge room.
- The headlights of vehicles accessing the property will shine into our lounge room at the rear of our house.

### **2. Noise**

- Noise of people accessing the secondary dwelling from the rear of 8 John Street.
- Noise of vehicles accessing the rear of 8 John Street.
- Noise of additional occupants of high density living at 8 John Street.
- There will be loss of quiet enjoyment of our property which we are entitled to as an owner of a house in a low-density zoning. If we wanted to live in a high-density area, we would have purchased a house in a high-density zoning.
- The placement of the water tank for the secondary dwelling does not comply with the setback requirement of 900 mm. There will be significant noise from the water tank filling.

### **3. Drainage**

We have continuing issues with stormwater flowing from 8 John Street, Forresters Beach. The runoff includes:

- Stormwater from John Street flowing onto 8 John Street and then flowing across 8 John Street onto our property.
- Insufficient size guttering and drainage connected to the existing deck on the southern side of 8 John Street.
- An existing water tank located on the northern boundary of 8 John Street which has the overflow pipe pointing towards the southern boundary of 8 John Street. The excess water from the tank flows across the yard of 8 John Street through the fence and across our yard at 6 John Street.
- The proposed placement of the water tank for the secondary dwelling, which does not comply with the setback requirement of 900 mm, exposes our property to the risk of flooding by the overflowing water from the tank due to its close proximity to our boundary.

### **4. Shading caused by Secondary Dwelling**

Shading of our backyard due to the height of the roof of the garage of the secondary dwelling which seems higher than would be required for a non-habitable area.

## **5. Threat to Nature Reserve**

Malkana Street, Forresters Beach, which is at the rear of 8 John Street, is not kerb and guttered and all run off from the properties in John Street flows into Forresters Creek and to Wamberal Lagoon.

A secondary dwelling will put increased pressure on the ecology of the area.