
Sent: 17/12/2020 3:04:43 PM
Subject: Attention DA Admin Group
Attachments: Submission for a Proposed Development at 38 Undercliff Rd.docx;

To whom it may concern,

I am attaching my submission for DA2020/1501 at Lot 22 DP 5118 38 Undercliff Road Freshwater.

Please send me a confirmation that the submission has been accepted,

with thanks and regards, Glennis Brothers

Submission for a Proposed Development at 38 Undercliff Rd, Freshwater. NSW. 2096

Application No. DA2020/1501

Address: Lot 22 DP 5118 38 Undercliff Rd FRESHWATER

To Northern Beaches Council,

I am a neighbour, at 36A Undercliff Rd, Freshwater, of the development of a dwelling house including secondary dwelling, garage and swimming pool, at the above address.

Firstly, I am concerned about the site coverage and bulk of the building which entails the house, pool, garage and a secondary dwelling in relationship to the size of the land. It seems that there is a greater percentage of site coverage compared to the actual land measurements, according to the NSW Government Planning and Environment Codes.

Secondly, and a more important concern, is the development of a secondary dwelling on the land. The secondary dwelling is a small (Studio) home and is planned to be built on the rear (north facing) back boundary of Lot 22 DP 5118 38 Undercliff Rd FRESHWATER. Under the NSW Government Planning and Environment Codes there are Rear Setbacks, clearly stated in that document, requiring all residential buildings on the back boundary to abide to the codes' setback rules. Moore Lane has no residential building built on their back boundary, since this 2015 Code came into being. I do not want to see our wonderful, busy lane with secondary homes opening straight onto that lane where cars back in and out of their parking space or garage. Accidents could easily happen, especially involving children.

Please do not accept the building of either a home, that is too large compared to the size of the land that it is being built on, nor a dwelling, that houses people, to be built without the correct rear setback in the NSW Government Building codes, or anything that becomes a new precedent to allow Northern Beaches Council lanes, designed to allow the moving in and out and for the housing of vehicles in garages or carports, to not comply to our Governments codes. Otherwise, we will have a huge problem with overcrowding and more accidents caused by the number of vehicles and people that are in a lane, becoming less safe,

With regards and thanks for being able to address my concern,

Glennis Brothers NBC Resident