
From: Tania Holland
Sent: 19/05/2022 7:11:33 PM
To: Council Northernbeaches Mailbox
Cc: Lashta Haidari
Subject: DA2022/0549 - 2 Wyadra Ave, Freshwater

Dear Lashta,

We refer to the recent DA submitted for 2 Wyadra Ave, Freshwater.

Whilst we are generally supportive of the sympathetic and modern design we do have a few comments/requests to make in relation to the impact on our properties at 23 and 25 Loch Street, Freshwater.

1. Geotechnical - We have concerns around potential landslip and cracking risks to the rear of our properties and pool structure due to the excavation proposed, particularly the excavation for the lift shaft. Based on the Geotechnical report provided we have sought advice from our Engineer and request that;

a) A dilapidation report of our pool structure be prepared prior to the commencement of construction.

b) Regular inspections be undertaken by the Geotechnical Engineer during the excavation phase especially of the area proposed for the lift.

2. Non reflective materials and methods - As both of our properties sit higher and will overlook the roof of the proposed development towards the ocean view we request that non reflective materials and colours sympathetic to the environment are used to avoid any nuisance glare to us including from the solar panels.

3. Privacy Screens - On review of the plans and elevations including by our Architect we believe there may be an issue of privacy for both us and the applicant regarding their Level 2 Breezeway, Bedroom 4 and Bathroom windows surrounding the courtyard void. The living areas and balconies at both 23 and 25 Loch Street are higher than the proposed development and the courtyard void may allow for an unintended view down to these windows from our properties. In addition we have an approved deck adjacent to our pool which also sits higher than the proposed development. The current proposed bathroom screen is angled toward our properties therefore we propose that this privacy screen could be angled away and also additional screens be added to the other windows in this area and or frosted glass be used.

Thank you for your consideration of these matters and if an on-site inspection of our properties would assist you please let us know.

Regards,

Darren and Tania Holland
23 Loch Street, Freshwater
25 Loch Street, Freshwater