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**Sent:** 9/11/2023 8:10:44 AM  
**Subject:** Objection to DA 20023 / 0998

Dear Mr Keller,

We object to the bulk and scale of the proposed development, including the enlarged footprint / building envelope and the extra storey facing, overlooking, and encroaching the reserve.

We also object to the proposed 163 seat restaurant facing and adjacent to the reserve in terms of loss of amenity, especially from noise.

The development is not “alterations and additions” but a new build given the significant change in appearance from public places (dominant box design), change in use of the building (new 163 seat restaurant), enlarged building envelope and footprint, wholesale change in roof form and demolition of the external fabric of the building.

Regards, Tom Oates

71 Undercliff Road Freshwater