
Sent: 21/11/2023 5:24:28 PM
Subject: DA2023/1400 13 Lodge Lane Freshwater
Attachments: Northern Beaches Council re DA2023_1400 13 Lodge Lane Freshwater.pdf;

Hi, please find my submission attached.

Cheers
Jennifer Faddy

Northern Beaches Council

21 November 2023

Planning submission re DA2023/1400 – 13 Lodge Lane, Freshwater

Thank you for the opportunity to comment on the above DA. I am the owner of 1/11 Lodge Lane. My comments are below:

- Please condition that there is a Dilapidation Report undertaken for 11 Lodge Lane (co-signed by 11 Lodge Lane), and that there is vibration monitoring for 11 Lodge Lane during rock excavation as recommended by the Geotech report;
- Respite periods during excavation will also be necessary given the volume of stone proposed to be removed;
- Also please condition that there is to be no construction access from Lodge Lane – the driveway of 11 Lodge Lane is used as a turning area in the culdersac and would be damaged by construction vehicle use;
- There are a row of palms forming a distinctive feature at the crest of the hill. 10 of the palms are removed in this application, ruining the streetscape consistency which is a feature of Lodge Lane. The palms should be retained on the property to retain this consistency of planting;
- Retention of the pedestrian access off Lodge Lane is proposed – which indicates that Lodge Lane will be used for parking as there is no other reason for the access. With 7 spaces proposed on site, this pedestrian access should be deleted to prevent parking on Lodge Lane;
- The proposed location of the pool will have major privacy and amenity impacts on the units at the western end of 11 Lodge Lane. The pool should be relocated to the other side (ie nearer to the street behind the carports of 11 Lodge Lane) to limit privacy and sound impacts of the pool on 11 Lodge Lane;
- The south facade lacks required privacy screening and should have smaller windows with permanent louvres. As proposed, there is a major visual privacy impact into the units at the west end of 11 Lodge Lane.

Lastly, there is a huge amount of rock excavation proposed and I find it a pity that Council cannot control the removal of sandstone rock shelves which have been such a feature of the northern beaches. Boundary to boundary rock excavation on sites such as these has impact for the environment and also the amenity of the neighbourhood during construction. There should be limits set on the amounts of rock excavation based on volume. In addition, there should be conditions that good quality/hard stone such as on this site (refer Geotech report) be reused/salvaged as it is a non-renewable resource. The NSW Government Stoneyard may be interested

<https://www.planning.nsw.gov.au/policy-and-legislation/environment-and-heritage/heritage-stoneworks>.

Yours sincerely



Jennifer Faddy

