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**From:** [REDACTED]  
**Sent:** 15/02/2022 4:40:42 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** [REDACTED]  
**Subject:** DA2021/2588 -69 Evans Street,Freshwater  
**Attachments:** DA 69 EVANS.docx;

Mr. Thomas Burns,

Town Planner

Northern Beaches Council

Please refer to the attached objection to DA 2021/2588 - 69 Evans Street, Freshwater, due by 16/2/2022.

Please send an acknowledgement.

[REDACTED]



The Planner,

Mr. Thomas Burns

Northern Beaches Council

**RE: NOTIFICATION OF DEVELOPMENT APPLICATION DA2021/2588**

**DEV. SITE: 69 Evans Street. Freshwater LOT CP 5290 69 1/69,2/69,3/69,4/69,5/69,6/69,7/69,8/69,9/69,10/69,11/69,12/69,13/69,14/69,15/69,16/69,17/69,18/69,19/69,20/69,&21/69 Evans Street, Freshwater**

**DESCRIPTION: ALTERATIONS AND ADDITIONS TO A RESIDENTIAL FLAT BUILDING**

I refer to your letter dated 28 January 2022, concerning the above development application. This submission **OBJECTS** to this development application, for the following reasons:

ENVIRONMENTAL IMPACT

POLLUTION

PRIVACY SCREENS

DRAINAGE

MINOR DEVELOPMENT WORKS

DRIVEWAYS

LACK OF CONSULTATION WITH NEIGHBOUR

**ENVIRONMENTAL IMPACT**

1/ The proposed development is adjacent to our property at Unit 14 (Lot 26), 67 Evans Street, Freshwater.

The existing structure at 69 Evans Street, consists of a 15 storey flat roof tower Unit block, building that connects with the back common boundary fence line. It seems these structures were constructed some ago (I am unaware as to when Council may have approved this building, as this area is now a low density housing area).

The proposed development, with the enclosed bin area, with an increase in height of the proposed front redevelopment, plus landscaping with trees, will result in loss of sunlight, creating shadows, therefore reducing the sunlight into our building. As well will impact the vision from the driveways of our building.

**POLLUTION**

2/ The question of pollution arising from the concrete dust, as a result of massive remedial concrete works. The quality of the air is being severely compromised due to the cement dust emanating from the lack of adequate covering. The current mesh covering with open ends is allowing this toxic dust to escape & rain down on our building & the car park & cars. This is not a safe environment. Our building at 67 Evans Street, is not safe.

### PRIVACY SCREENS

3/ The question of privacy screens. These appear to be attached to the outside of the windows. I have issues with the piecemeal approach (it seems, some individual owners may put these up later & I think that they should be uniform, in keeping with the design.) The question of the building looking like a patchwork quilt once the screens start to rust (as the aluminium does over time), & will have a visual impact from our building. They should all be installed at the one time & should be uniform, in a suitable salt resistant screen material, in keeping with the design, in an ocean setting.

### DRAINAGE

4/ The rain water flows down the slope into 67 Evans Street Freshwater. This creates a swamp in rainy weather, because of the poor drainage water runs down the driveways & runs into the garages underneath. This is where our garage for Unit 14 is located. However, with the proposed cement & tile redevelopment in the front of the building & cement walkway /driveway, near the boundary fence, the water will have no run off. This could be adjusted by adequate drainage. So could adequate drainage be considered by Council?

### MINOR DEVELOPMENT WORKS

5/ Do the works on the building at 69 Evans Street meet the requirements under SEPP and are they minor? The cost of the works are stated at around \$275,000, however, it appears the project cost would be in the millions (we compare this amount to the amount of a similar project undertaken at 67 Evans Street & its cost of millions!) Accordingly, we cannot consider this amount is an adequate reflection of the works being undertaken. So could this amount be considered as adequate by Council?

### DRIVEWAYS

6/ The question of a car driver viewing up Evans Street, (with the height of the proposed front of the building renovation & the vegetation or landscaping (I notice proposed high trees), from the driveways at 67 (& here we have to say both the long drive & the short drive may be impacted. We note that there is no report on the website relating to this. As this could be hazardous for drivers, this should be considered by Council.

### LACK OF CONSULTATION WITH NEIGHBOUR

7/ Nor have the owners of 69 Evans Street, or their designer (Woodhouse Danks), for that matter, had any discussion with us, concerning their redevelopment, that is intrusive, that severely impacts on our Units, as outlined above.

In conclusion, for all the reasons I have submitted above, I have no alternative, other than to **objecting strongly** to this Development Application, DA2021/2588

**We request to have our personal details withheld.**

We look forward to your reply.

Regards,

[REDACTED]