
Sent: 17/12/2020 4:05:51 PM
Subject: Attention. DA Admin Group
Attachments: Submission for a Proposed Development at 38 Undercliff Rd.docx;

DA2020/1501 at lot DP 5118
38 Undercliff Road, Freshwater

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 very concerned neighbour 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.

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 with cars back in and out of their parking space or garage. Accidents could easily happen, especially involving children.

Margot Vance