
From: VMDC Planning
Sent: 21/11/2023 2:19:15 PM
To: Council Northernbeaches Mailbox
Cc: Blake Wickenden
Subject: RE: Objection Submission - DA2023/1400 - 13 Lodge Lane, Freshwater
Attachments: Objection Letter - 13 Lodge Lane, Freshwater.pdf;

Attn Mr Thomas Prosser

Mr Prosser,

We offer this response to Council's notification of the above application and provide an objection submission on behalf of our clients who are the owners of No 5 Ronald Avenue Freshwater.

Should you require anything further from us prior to your assessment, please do not hesitate to contact me.

Regards,

Vaughan

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20 November 2023

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attn: Mr Thomas Prosser

Dear Mr Prosser,

**RE: DEVELOPMENT APPLICATION DA2023/1400
DEMOLITION WORKS AND CONSTRUCTION OF A RESIDENTIAL FLAT BUILDING
13 LODGE LANE, FRESHWATER**

I write on behalf of my clients, the owners of 5 Ronald Avenue, Freshwater, in response to the notification of Development Application DA2023/1400 for the demolition of the existing structures and the construction of a residential flat building at 13 Lodge Lane, being the property immediately to the north-east of their property.

I have reviewed the information provided to support the application, including the Statement of Environmental Effects, the Architectural Plans and the View Loss Assessment and raise the following areas of concern on their behalf:

1. View Loss

My clients currently enjoy views of North Curl Curl Beach and the northern headland and they are concerned that their views will be adversely affected by the development extending north of its current location.

The horizon and ocean views which are available in a north-easterly direction are highly valued and are the focal view corridor from the dwelling.

We note that the Statement of Environmental Effects confirms a View Analysis has been prepared by Urbane Design Group however we do not see this information has been provided on Council's DA website for review.

We ask that this information be made publicly available for assessment by the neighbours and also in order for my clients to fully understand the potential impacts to their outlook, we ask that height profiles be erected to indicate the extent of the proposed and as it moves forward on the site, as

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this has the potential to diminish the views available to both my clients and the neighbours further to the south on the western side of Ronald Avenue.

Additionally, my client together with their immediate neighbours to the south are also concern regarding the potential for tree planting within the front setback of the subject site rising to height where their views would be potentially adversely affected. We ask that Council consider their requirement for appropriate trees species which will maintain a height which assist in screening the building, and which do not result in unnecessary impact on the available views.

We seek Council's assistance in requesting the provision of certified height poles to fully understand the potential impacts of the development and Council's visit to our site to understand the current conditions.

2. Condition of cul-de-sac in Ronald Avenue

We note that the development intends to provide for vehicle access from Lodge Lane to the basement garage area.

Our client has concerns in relation to the condition of the cul-de-sac at the northern end of Ronald Avenue and whilst this is not directly related to the proposed development, it is anticipated that some construction access may be sought from Ronald Avenue which will further exacerbate the existing damage pavement and road reserve area which is contributing to my client's concerns.

Presently, the northern end of Ronald Avenue is partly gravel and partly bitumen sealed. Vehicles which turn at the northern end of Ronald Avenue utilise my client's and other neighbour's driveways and the turning and manoeuvring of vehicles has caused significant issues in relation to loose gravel damaging vehicles as vehicles turn than the road reserve. The dilapidated condition of the road surface would be further damaged in the event that any construction access for the development is gained from Ronald Avenue.

We ask that Council examine whether any construction access is intended from Ronald Avenue and ensure appropriate conditions of consent are included to ensure that the roadway is not further damaged and repaired as necessary.

Separately to this application process, we ask that Council consider an upgrade of the road surface to seal the cul-de-sac and it ensure that no parking is permitted in the areas that are critical for the turning of vehicles at the northern end of the Ronald Avenue Cul-de-sac.

We welcome your inspection of my client's home, which we believe would be aided by the erection of height poles to demonstrate the likely impact of the proposal from all vantage points.

Please do not hesitate to call me on 9999 4922 or 0412 448 088 should you wish to arrange an inspection of my clients home and we look forward to discussing these issues with Council.

Yours Sincerely



VAUGHAN MILLIGAN

Town Planner

Grad. Dip. Urban and Regional Planning (UNE)