
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 30/10/2024 3:48:21 PM
To: DA Submission Mailbox
Subject: Online Submission

30/10/2024

MR Tom Oates

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RE: DA2024/0946 - 80 Undercliff Road FRESHWATER NSW 2096

Dear Assessing Planner,

I have concerns about the amended plans submitted by the developer on 25 October 2024.

Amended plan L03 now shows a new large "grey" area of venue hire seating in the garden terrace right on the boundary to Undercliff Road.

There is no (possible) mitigation of noise from the hiring of this (outdoor) area for us neighbours across the road.

This proposed venue hire use is also outside the restaurant zoning for the site and the developer should submit a re-zoning application like the Harbord Hotel has done if it wishes to change its zoning from a restaurant use to a function centre use.

Amended plans L02 and L03 also show the "garden room" with access to the "garden terrace" superimposed on the old, approved plans that show that this area was an "emergency exit only" door to the outside of the building. This confirms that the "garden room" is an illegally constructed, non-heritage building (built right up to the Undercliff Road boundary, ie with no set back) that needs Council, fire safety and heritage approval.

Likewise, the illegally converted attic (that is noted on the plans to be 44 sqm) needs Council, fire safety and heritage approval.

Regards,

Tom Oates
Undercliff Road
Freshwater