
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 10/08/2022 7:02:39 PM
To: DA Submission Mailbox
Subject: Online Submission

10/08/2022

MS Susanne Lundback
5 / 11 Lodge LANE
Freshwater NSW 2096
[REDACTED]

RE: DA2022/1128 - 38 The Drive FRESHWATER NSW 2096

10/08/2022

To the assessing planning officer

I have received a notice of proposed development DA2022/1128, 38 The Drive FRESHWATER.

I would like to raise issues of concerns in regards to the proposed development adjoining property unit 5/11 Lodge Lane Freshwater, which I am the owner of.

The proposed development will negatively impact on me, as I am in very close to the new development, especially in regards to obstruction of views, privacy and potential noise pollution.

Issues of concern:

Bulk and height of the proposed development exceeds Warringah LG planning requirements. The height of the proposed dwelling is stated as 10.32 meter while the standard is set as a maximum of 8.5 meter. The proposed dwelling would be five storage high which is not suitable in a low density residential area such as Freshwater.

The proposed development will severely obstruct the current view from my bedroom, which is on the upper level, east side of 11 Lodge lane fronting the proposed development. Instead of a sea view, I will have a huge wall in close proximity to my window as well as a pool within a few meters from my window.

A previous DA has been lodged for this property (DA 2021/0472). As far as I understand this DA was rejected by council. It is a concern that the owners now put in a new application where none of the previous concerns of the community have been adequately addressed.

The proposed garden bed with trees surrounding the proposed pool area, is also a potential concern, as no maximum height of the vegetation has been noted in the DA (plans-landscape).

The plan shows a new garden bed is proposed. I am referring to the north of the property viewed from 11 Lodge lane, where the residence of our property has a communal garden and recreation space. The concern is that this area will be severely compromised in regards to sea views and light. In the plan screen planting is noted. They appear to be trees and therefor one has to assume large and tall. As it stand today there is a fence here however no garden bed with obstructing vegetation is in place.

The plantings that are in place now along the fence line to our property 11 Lodge lane spills over the existing fence and have moved the whole wall in one place. Some of these trees will be retained according to the plan. The trees now tower over our washing line and communal space dropping debris. Any new development needs to ensure that the vegetation is kept inside their property boundary, not just retain what is now in place.

I also hold concerns in regard to the level of noise omitted by a pool pump, people in the pool

and the motor of the inclinator leading up to the property. These are both very close to my property and bedroom window. We enjoy a very quiet neighbourhood with sea breezes and open views. The proposed development is huge and does not fit in with what is now in place in our neighbourhood.

Thank you for the opportunity to comment and considering the impact on the neighbouring property owners and the community at large.

Yours Sincerely

Susanne Lundback