
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/08/2022 10:45:33 PM
To: DA Submission Mailbox
Subject: Online Submission

11/08/2022

MRS Anja Stride
13 Nioka RD
Narrabeen NSW 2101
[REDACTED]

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

This submission is an objection to the DA for 38 The Drive, Freshwater [DA2022/1128].

As owner of Unit 3/11 Lodge Lane, Freshwater, we are very concerned about the impact and non-compliance issues of the proposed development.

The new DA does not appear to have addressed concerns raised in multiple objections to the previous [DA2021/0472] DA for this site. Consultation or consideration for neighbouring properties directly impacted by the proposed development would have been a welcome start to this proposal.

Key concerns include:

- The unacceptable proposed building height of 10.32 metres exceeds Council's maximum building height of 8.5 metres by more than 20%; and is considered non-compliant nor consistent with current planning controls.
- The excessive height and bulk of this proposed development is incompatible with the existing surrounding dwellings, and has unacceptable impacts locally as viewed from the Curl Curl coastal path and boardwalk, nearby headlands as well as from multiple neighbouring properties. Strict compliance to maximum building height controls is a reasonable expectation and warrants enforcement.
- The view impacts are shocking, with an 83% loss of ocean views from 11 Lodge Lane as well as many neighbouring properties. Ocean views are a significant asset from the access paths and entrances of 11 Lodge Lane, from the common balcony and from existing windows that face east from 11 Lodge Lane.
- The insufficient setbacks and noise impacts from the pool (& associated pump) proposed to be located in the NW corner of the site will lead to complete loss of amenity in the much-treasured communal area and clothesline space shared by 8 households at 11 Lodge Lane. Similarly noise impacts and loss of privacy upon nearby bedrooms of multiple dwellings in close proximity to the rear boundary of the proposed development site are considered unreasonable.
- The overall scale and bulk of the proposal is of concern for loss of visual amenity, sea breeze and airflow to 11 Lodge Lane.
- Unacceptable risks, including the potential of undermining surrounding properties, associated

with the scale of excavation work.

There is no justification to accept this non-compliant proposal; and I request that Council please reject this proposal and direct the applicant, should they select to submit a new development application in the future, to address the unacceptable impacts upon neighbouring properties and residents outlined in this and numerous other objections lodged in response to this proposed development application.