

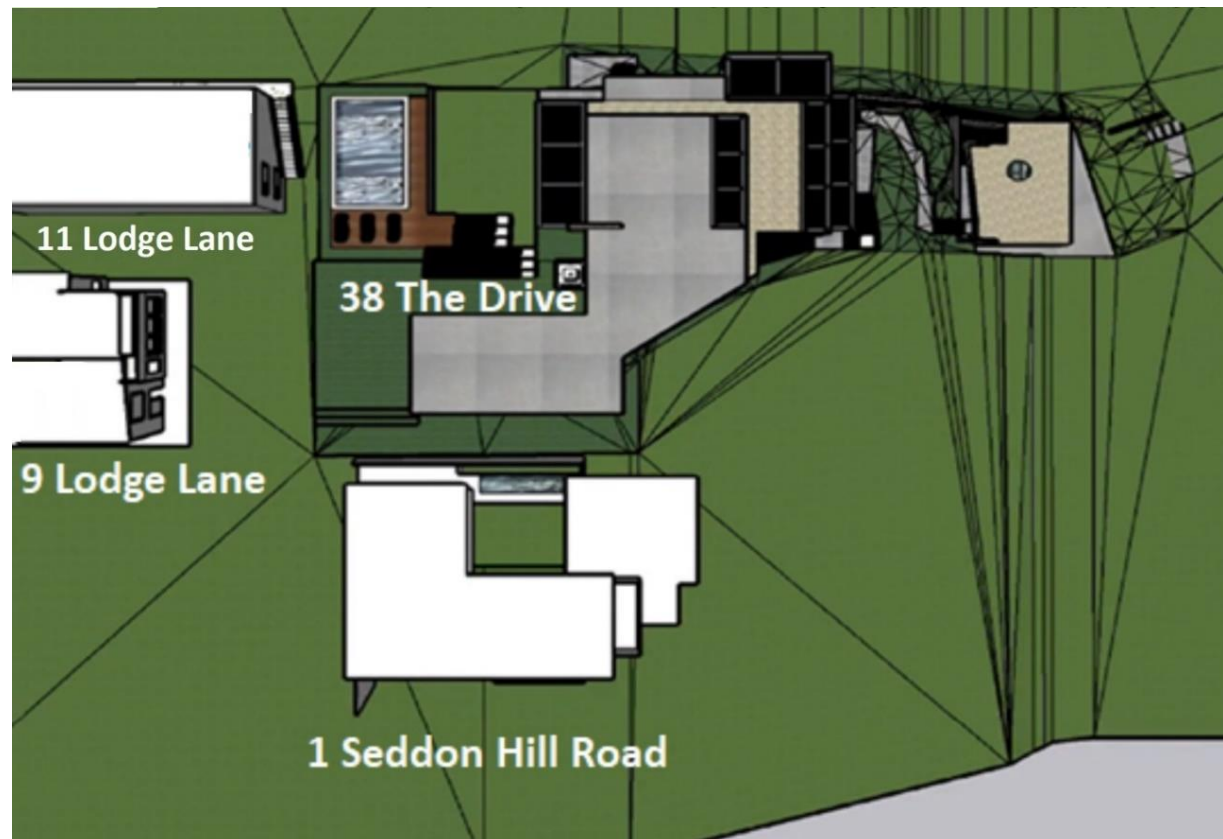
### 38 THE DRIVE FRESHWATER

#### History of Consultation Process with Northern Beaches Council

- Pre DA Meeting: PLM2013/0107 - 3 October 2013
- DA Submitted: DA2021/0472 – 26 April 2021
- Height Poles Installed & Certified by Adam Clerke Surveyors :12 August 2021
- DA Withdrawn: DA2021/0472 – 27 September 2021
- Pre DA Meeting: PLM2021/0366 – 24 February 2022 Removed the entire “Top Storey” to accommodate neighbours - approximately 159m<sup>2</sup>, even though top storey would meet CDC obligations (Pre DA Notes finalised 9/06/2022)
- DA Re Submitted: DA2022/1128 – 19 July 2022

*(Comparative Approval Process for Southern Neighbour at 1 Seddon Hill Road )*

- *DA Submitted: DA2021/0101 – 25 March 2021*
- *DA Approved: 25 August 2021*
- *Construction Certificate Issued CC2022/0161 - 24 February 2022*



Architectural drawings showing the East Elevation of 1 Seddon Hill Road and 38 The Drive. The drawings include a cross-section of 1 Seddon Hill Road and an elevation of 38 The Drive. Key features include a 6m rear setback, a 3m side boundary, and a 0.9m height difference. The drawings are labeled with 'East' and 'Scale: 1:100'.

**1 Seddon Hill Road**

**38 The Drive**

**East Elevation (no shutters)**

**1:100**

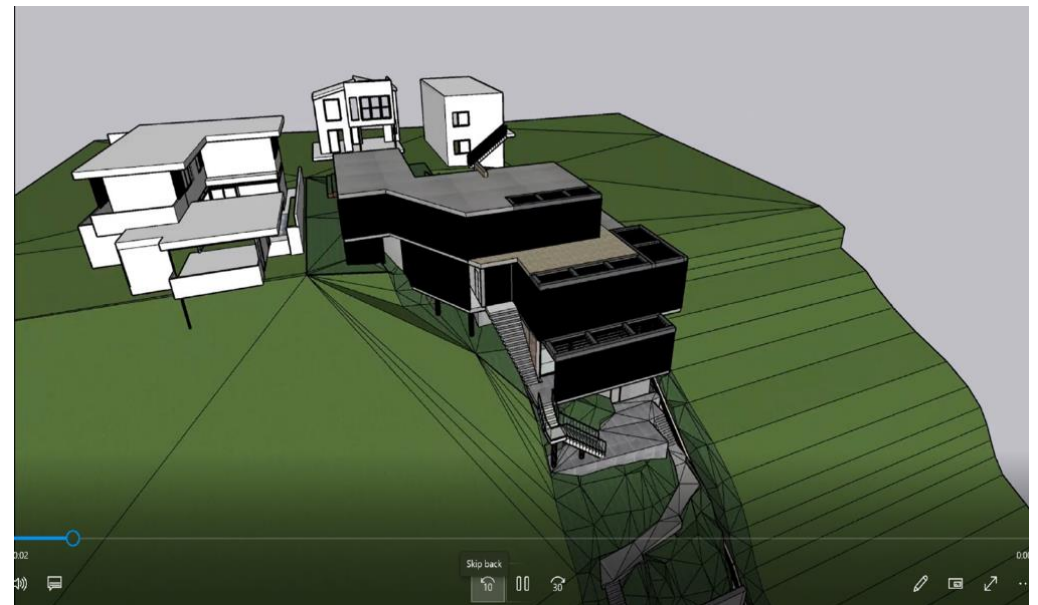
[illegible]

## RELATIONSHIP BETWEEN PROPOSED DA AT 38 THE DRIVE, 1 SEDDON HILL ROAD, 9 LODGE LANE AND 11 LODGE LANE



All surrounding developments are double storey:

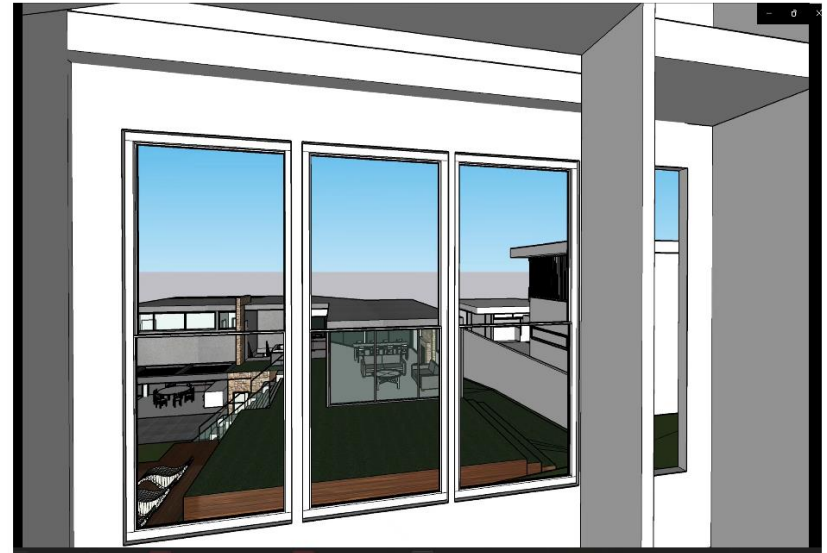
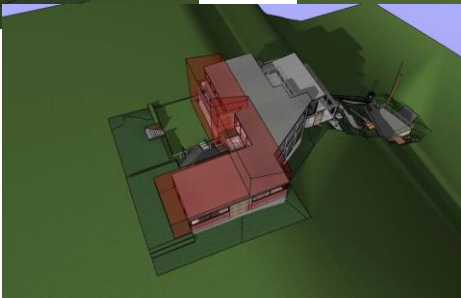
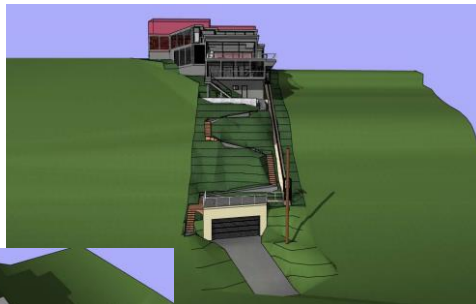
- 11 Lodge Lane is a double story residential apartment building
- 9 Lodge Lane is a double story development
- 1 Seddon Hill currently being built is a double storey set 1.79m from its rear boundary in an area with a designated DCP rear setback control of 6m (DA approved in 2021)



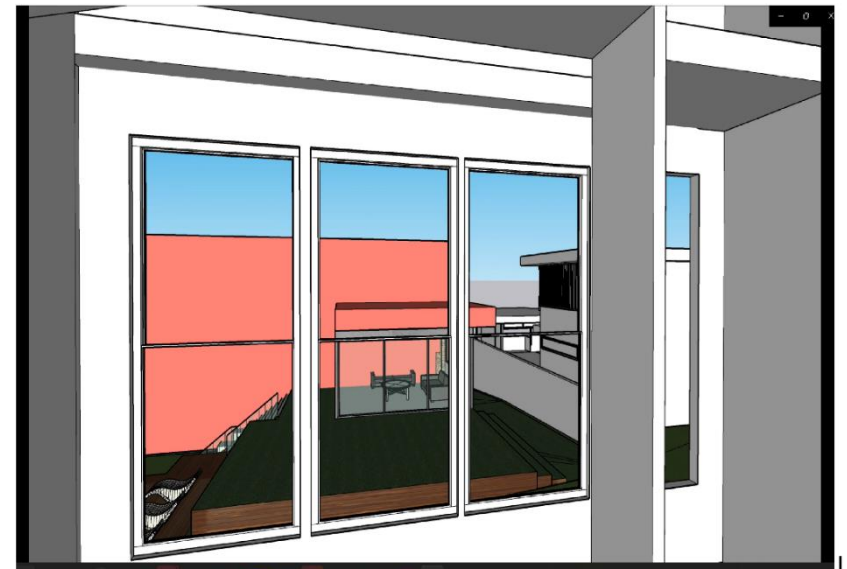
**RELATIONSHIP BETWEEN PROPOSED DA AT 38 THE DRIVE, 1 SEDDON HILL ROAD, 9 LODGE LANE AND 11 LODGE LANE**



Compliant CDC which can be achieved by 38 The Drive



View of proposed DA at 38 The Drive from 9 Lodge Lane



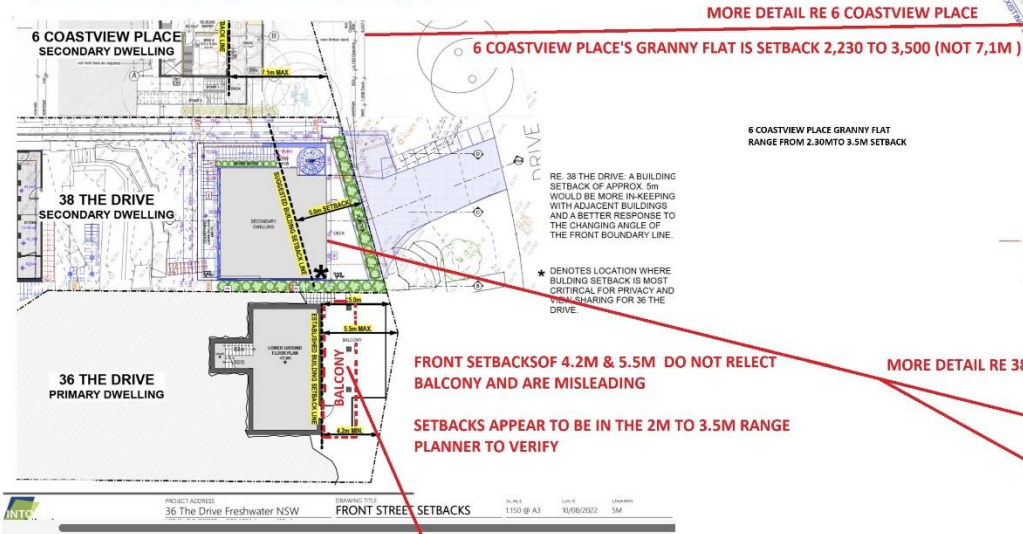
View of compliant CDC at 38 The Drive from 9 Lodge Lane



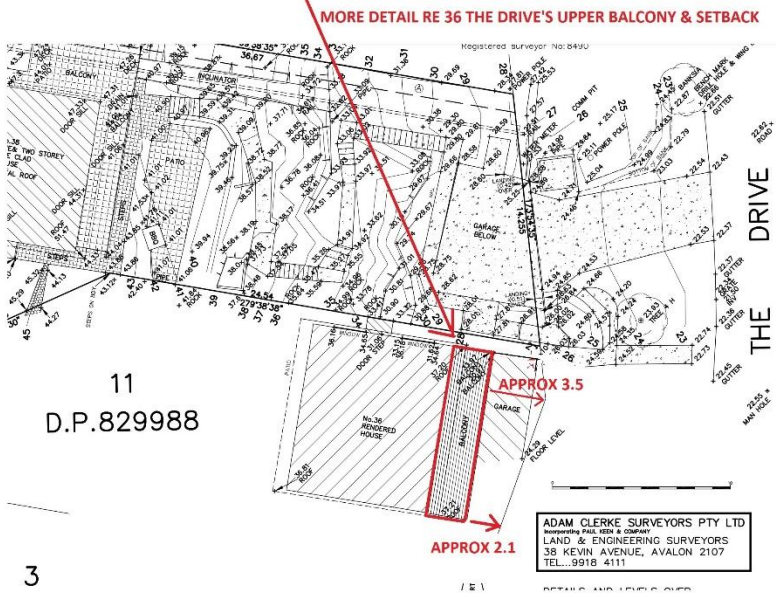
38 THE DRIVE'S GRANNY FLAT IN RELATIONSHIP TO 36 THE DRIVE & GRANNY FLAT AT 6 COASTVIEW PLACE

FRONT STREET SETBACKS

DRAWING EXTRACT FROM 36 THE DRIVE'S OBJECTION BELOW



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
10/06/2022/15284



11  
D.P.829988

3



Fig 3: View of the adjacent dwelling at No 36 The Drive, looking south from the existing garage roof terrace



# BULK & SCALE - PROPOSED DA AT 38 THE DRIVE IN RELATION NEIGHBOURING DEVELOPMENTS

## BULK & SCALE

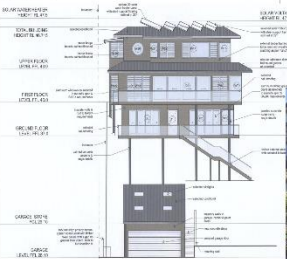
30 The Drive



32 The Drive



30 The Drive



27 The Drive



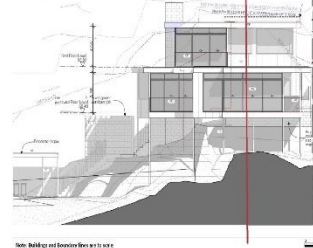
36 The Drive



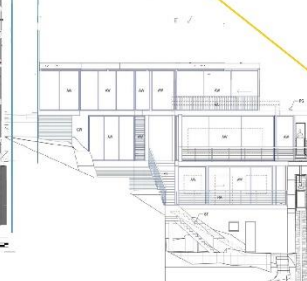
Measurements of building structures (see red lines)

- ✓ 8 Coastview Place 25.84
- ✓ 30 The Drive 37.93m
- ✓ 9 Dick St 26.16
- ✓ 7 Coastview Place 34.8m
- ✓ 3 Coastview Place 28.4m
- ✓ 34 The Drive 24.6m
- ✓ 27 The Drive 27m
- ✓ 34 The Drive 24.2m
- ✓ 38 The Drive 22.3

1 Seddon Hill Road



38 The Drive



9a Coastview Place



8 Coastview Place

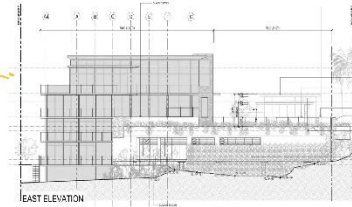


Image: Southern Elevation

6 Coastview Place



1 Dick Street

