
From: Phill Castle
Sent: 10/03/2025 8:02:53 PM
To: Council Northernbeaches Mailbox
Subject: Attention to DA Admin Submission DA2025/0077
Attachments: DA 2025 0077 Objection from 10 Undercliff Road owners.pdf;

Council,

Please find attached document relating to DA2025/0077.

Kind Regards

Phil Castle

Owner 10 Undercliff Road, Freshwater

DA2025/0077

To Whom It May Concern,

We write to Council to object to the above proposed DA.

The grounds for objection are solely in-line with the current planning regulations set by the Northern Beaches Council.

1. Scope and Scale

The planning instrument stipulates a 3-storey maximum; this proposal is 4 stories and exceeds the height limit requirements. The height requirement in the LEP/DCP stipulates 11m, the proposed development far exceeds this requirement and is therefore non-complaint. The current proposal is 2.9m too high.

2. Overshadowing – Drawing A-DA-501 Rev 04 of the proposed DA identifies as no direct sunlight at 10 Undercliff Road, at both 9am and 3pm during winter. This is identified as a non-compliance and is a result of the proposed excessive height of the building.

3. Rear Setbacks

The proposed plan is non-compliant with the ADG Separation Requirements. To comply with the southern boundary setbacks should be 9 meters from habitable rooms and balconies to the boundary.

4. Car parking

- a. The proposed number of retail parking of 62 retail spaces is insufficient as the 1,379m² retail space requires 72 car spaces to comply with the current code.
- b. Parking in this vicinity is already under supplied, this will cause greater congestion to the village.

5. Retail amenities

- a. Loading dock height – the basement clearance height of 3.5m is insufficient to accommodate Small Rigid Vehicles to service the Retail precinct.

6. Garbage Collection

- a. Onsite garbage management – there is no dedicated waste disposal room.

7. Louvres

- a. window treatment for south facing windows has not been stipulated. Privacy louvres would assist and enhance the privacy for the residents in both the new proposed development and the adjoining residents in Undercliff Road.

SUMMARY – Conclusion and cumulative impacts on non-compliance.

- **Height** - The application already benefits from bonus height under the Affordable Housing SEPP, further variation is not reasonable.
- **Overshadowing** – at 10 Undercliff Road the 9am and 3pm Winter shadows don't permit 3 hours of sunlight. The building exceeds the permissible height; therefore the building height needs to be reduced to allow 3 hours of light at 9am and 3pm during Winter.
- **Rear Setback** – the southern boundary setbacks are non-compliant, 9 metres is required under the ADG Separation Requirements

- **Retail Parking** – the proposal has 62 spaces, the code demonstrates 72 car spaces, the existing village road network is already extremely congested, and the retail car parking provision must comply with the current regulations.

I invite you to attend site to inspect the impact on 10 Undercliff Road, Freshwater.

Kind Regards

Owners of 10 Undercliff Road, Freshwater, NSW 2096

Phillip and Sandra Castle

[REDACTED]

(P) Phone: [REDACTED]

(S) Phone: [REDACTED]

12 March 2025.