
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/08/2022 4:53:58 PM
To: DA Submission Mailbox
Subject: Online Submission

09/08/2022

MS jennifer faddy
1 / 152 Walker St ST
Waterloo NSW 2017
[REDACTED]

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

9/08/22

The General Manager
Northern Beaches Council
Attention: Stephanie Gelder

Dear Sir/Madam

RE: DA20212/1128 - 38 The Drive FRESHWATER NSW

I write regarding the proposed dwelling at 38 The Drive, as owner of Unit 1/11 Lodge Lane. The rear boundary of the site sits about 1m from my bedroom window.

While a reduction in height from the previous proposal is welcome, the development does not comply with height limits (the building height limit for development in this portion of Freshwater is 8.5m. The proposed new works will provide for a maximum building height of 10.32m), wall height limits etc, and makes the claim that the topography of the site is restrictive. That should not be a reason to depart from the controls, and should not be supported with a vague argument of merit.

The Appendix: Written Request - Clause 4.6 - Building Height...was not included in the SEE online.

I also remain particularly concerned about

Views from the foreshore

- the impact on views from the foreshore - the dramatic increase in hardstand and loss of landscape given the scale of the building and its prominence from the foreshore.

Location of the pool

- The location of the pool does not comply with the rear boundary setback requirements, as the objectives of the rear setback controls have not been met - namely

- To ensure opportunities for deep soil landscape areas are maintained.
- To create a sense of openness in rear yards.
- To preserve the amenity of adjacent land, particularly relating to privacy between buildings.

- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- To provide opportunities to maintain privacy between dwellings.

The pool deck is about 1m from my bedroom window, and appears to be built up at least 300mm from the existing ground level in one corner. Given the proximity of 11 Lodge Lane this is not a conventional "backyard" situation, and even more regard must be given to meeting the objectives. In addition, the development appears to be a series of self contained units so the noise impacts are likely to be significant.

The intent is clear from the image in WDCP 2011 B9 setback - larger allotment.

As the pool does not meet the requirements or the intent of the DCP my request is that it be moved east and swapped with the grassed area to allow adequate open space between the pool and the bedroom and lounge room windows of Unit 1 at 11 Lodge Lane.

Yours sincerely
Jennifer Faddy