
From: [REDACTED]
Sent: 11/08/2022 8:18:30 PM
To: Council Northernbeaches Mailbox
Subject: COPY of Submission on DA2022/1128 that was submitted into Portal

COPY ONLY

Att: Stephanie Gelder - Assessment Officer

Re: 38 The Drive, Freshwater, NSW 2096 - DA2022/1128

Dear Stephanie Gelder,

Our property 36 The Drive Freshwater, is located directly to the south of the applicant's property.

Our main objections to this DA in its current form are covered in detail in the submission being made to Council via this portal and by email with diagrams, on our behalf by Mr Scott Miner from Into Architecture.

We would like add the below brief comments for your consideration as follows:

We do not find acceptable the proposed bulk and scale of BOTH the proposed Principal Residence 'partial demolition and additions' and the proposed new Secondary Dwelling on top of a new garage.

The plans submitted indicate that a majority amount of the existing dwelling is to be demolished and the rebuild form exceeds wall heights in areas and the scale of the new building is excessive in relation to the locality and adjoining properties.

In respect to the proposed Secondary Dwelling (new build), the plans indicates that it is close to the front boundary and is partly situated on top of the proposed new garage. The sheer bulk including height of the Secondary Dwelling completely overwhelms the lower and middle levels of 36 The Drive.

The design and scale of both buildings will have a detrimental effect on our home by blocking views, sunlight and cause extensive invasion of our privacy.

We are literally being encompassed on two sides of our house and our open space by the proposed design and in particular by the proposed secondary dwelling.

The risks associated with this proposed development is of a great concern since this will have an impact on the entrance to our home (ie. Excavation outside our front door and immediately along the entire north side of our property) in addition we are concerned about the effect of excessive vibrations and noise from the excavation activities.

There is NO access from the rear of 38 The Drive, therefore most likely all building equipment and materials will have to be lifted by crane from the front of No 38. This property sits at the top of a busy cross T junction of The Drive/ Dick Street which will affect ALL neighbours accessing their properties in both streets plus regular services and traffic mostly likely causing

congestion and delays for an extensive period of time.

Minimal changes have been made from the previous DA 2021/0472 submitted by 38 The Drive in April 2021 which was withdrawn under Council's recommendation.

No prior consultation from owners of 38 The Drive regarding current new DA 2022/1128 submitted July 2022.

General consensus from the neighbourhood is that this proposal is unacceptable due to size and scale and will set a precedent for the street which nobody wishes since we all have to live together and be considerate to each other.

We sincerely hope that the Council considers the information provided in our submission.

Thank you.

Yours sincerely

Joy Sherlock / Ange Evangelatos

36 The Drive

Freshwater 2096