
Sent: 2/06/2021 3:30:24 PM
Subject: Online Submission

02/06/2021

MR John Mair
- 7 Dick ST
Freshwater NSW 2096
themairs@mac.com

RE: Mod2021/0231 - 8 Coastview Place FRESHWATER NSW 2096

To the Assessing Officer

RE: Mod2021/0231 to DA2010/1191

In the original Development Application DA210/1191 (documents related to it are no longer available online) there is approval for a dwelling with a granny flat. In a previous modification application to a separate DA on this site (Mod2020/0650) which was withdrawn earlier this year, the modification application form (section 1.3) indicated there would be 2 new dwellings in addition to 2 existing dwellings. There is no equivalent modification application form submitted as part of this current application, so we assume no new dwellings are intended as part of the modification process. If this is an incorrect assumption, we would like to know. If it was again the case that new dwellings were being proposed, in addition to the approved 1 existing dwelling, we would have concerns that a de facto unit block was emerging on this property without the required approval and consultation process.

If we read the plans correctly there are two "bedroom 5"s marked in them - one on the mid-level and one on the ground floor. In total, with the granny flat, there are now 10 bedrooms planned in the development.

The provided photomontage understates the visual impact of this bulky development from Dick St and, in particular, from the front-facing rooms of our house and our upstairs entertaining deck.

We are also not clear if there is a request for a substantial increase in the size of the ground floor balcony which overlooks our house - it is not listed in the design statement as part of the modification but the plans suggest a sizeable increase in it, so we would appreciate if that could be clarified.

We are concerned that the repeated use of modifications (this is the seventh modification request we can see to this DA, and there is at least one other active DA for the site for which amendments have also been sought) results in incremental approval for a significantly larger development than what was originally indicated and not consistent with the original approvals or planning laws.

The plans submitted for this application do not seem to include all the developments planned in the other active DA for the site (such as pool, gym and garage complex, separate home office etc) so make it hard to assess the full scope and impact of the development project.

We are concerned that what is being developed will be effectively a block of flats, given the plans for separate dwellings as indicated in the previous modification application and the increase in bedrooms and bathrooms in this modification, that is not consistent with planning laws or permissions.

As we understand it from documents on the council site, numerous exemptions to planning requirements have already been granted on elements of the existing DAs. We request that council compare the whole size of the proposed developments on the site and the various applications for DA amendments with the original scope of the development applications to ensure they comply with planning laws for the neighbourhood. The development as it stands is already very large and bulky and will dominate the streetscape below.

John Mair and Louise Malady
7 Dick St
Freshwater