
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 21/11/2023 11:05:33 PM
To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

21/11/2023

MR James Chadwick
2 / 11 Lodge LANE
Freshwater NSW 2096
[REDACTED]

RE: DA2023/1400 13 Lodge Lane FRESHWATER NSW 2096

To whom it may concern,

I am a resident of 2/11 Lodge Lane, sharing the southern boundary with 13 Lodge Lane. While the overall plans seem to be within council height and other requirements, I do have some concerns to raise to ensure that the streetscape and accessibility of Lodge Lane are not negatively impacted by this development in the short term and longer term.

1 During rock excavation of sandstone slabs, Lodge Lane will be severely impacted by the vibrations and jackhammering to the extent that damage may occur to our block. Please ensure that all the recommendations in the geotechnical report are followed, particularly the walk-through of 11 Lodge Lane and the property to the east prior to excavation, and that vibrations are minimised overall. The basement appears to be very close to the southern boundary and have concerns of the impact this would have to the structure of the existing garages on the 11 Lodge Lane site. I think this deserves close geotechnical assessment, dilapidation report and trial excavation before approval.

2 During building, how does the council propose that the large excavators (greater than 8 tonnes), trucks and cranes will access the narrow, dead-end, cul-de-sac of Lodge Lane without inhibiting access and movement of all surrounding neighbours on this tiny stretch of road? With months of building planned, this is going to be a serious accessibility issue for car and pedestrian traffic, and street parking. Please consider the practicality of using Lodge Lane as the main access point for building materials and vehicles as it is simply too small a space and will negatively impact dozens of locals on the street. Coastview Place at least does not have cars parked on both sides of the road and there should be room for local traffic to pass more easily than blocking Lodge Lane. On street kerb side parking should be maximised this way which are highly demanded given the density of apartment blocks on the laneway.

3 The proposed DA has the main entryway on Lodge Lane, which we request does not negatively impact on current kerbside parking availability, especially given the significant basement excavation planned which should provide ample parking for residents and guests. I can't see how the lobby on the laneway is visualised in the DA but hope that this will not take away any valuable kerbside parking.

4 In the proposal, 10 palm trees along Lodge Lane are being removed. This will negatively impact the streetscape consistency as the entire of Lodge Lane is lined with palms on both sides of the lane which gives the street its character. I would like to object to the palms being removed and propose that they be incorporated into the landscaping of the southern outdoor area instead.

5 The proposed swimming pool appears to be close enough to the boundary (I couldn't find exact proposed measurement for the setback of the pool from southern boundary with 11

Lodge Lane) that noise and visual line of site will be obvious and lacking in privacy
Thank you for your consideration on these matters, particularly regarding the excavation and building concerns for all Lodge Lane residents I trust the council will act in the best interests of all effected by this major building development.

Regards,
James Chadwick