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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

21/11/2023

MS Camilleri Marika
9 Coastview PL
Freshwater NSW 2096

RE: DA2023/1400 13 Lodge Lane FRESHWATER NSW 2096

Northern Beaches Council

November 19th 2023

I am writing to express my concerns regarding the proposed development of apartments at 13 Lodge Lane, as a resident of Coastview Place and who will be directly affected by the project. Despite the building's official address being Lodge Lane, its design effectively integrates it into Coastview Place, with all access points leading from our street.

My primary concerns revolve around six key aspects of the proposal

1. **Parking:** Coastview Place (as is Lodge Lane) is a narrow street with limited on-street parking, often forcing visitors to park in neighboring streets. This situation will be further exacerbated by the proposed apartment building at 13 Lodge Lane, which allows only one visitor parking spot. There are currently 6 bedrooms in the current structure, with 12 bedrooms proposed in the new development. The new development allows for 6 residential parking spaces, whilst the current development has a total of 8 tandem parking spaces. So a bigger development with substantially less parking is being proposed. This increase will undoubtedly worsen the parking situation, making it even more challenging for residents and their guests to find parking near their homes.

2. **Scale and Bulk:** The proposed five-story structure stands out significantly from the existing two-story buildings in Coastview Place, disrupting the harmonious streetscape and creating a sense of visual imbalance.

3. **Front Setback:** The proposed setback of 3.2 meters falls short of the permissible 6.5 meters, further contributing to the visual bulk of the development and breaking with the established pattern of front setbacks in the neighborhood. Even if the five-story structure were permissible, there is no justification for encroaching on the front setback. Given that the proponent is excavating a basement carpark, the encroaching levels could easily be pushed back and constructed within the excavated footprint.

4. **The construction period will be very disruptive to local residents.** One can anticipate large trucks during demolition and excavation in Coastview Place and Lodge Lane. Probably street access will be closed from time to time. There will be an enormous amount of dirt and debris - what restrictions are being placed by council to manage this, and how will affected owners be compensated to recover maintenance and other costs, as well as the considerable inconvenience?

5. **Why weren't neighbours alerted to this DA by mail or email?** I have only just noticed the notice of development, on a fence but located strategically behind a tree. I doubt all local affected residents will have seen this notice.

6. **As a service to the area I would like to suggest the developers clear and maintain the adjacent bush area, which has overgrown and install a public stairway.** This would be of

benefit to the developer and new owners of 13 Lodge Lane, and all residents of Coastview Place and Lodge Lane.

In light of these concerns, I urge you to reconsider the proposed development and make the necessary adjustments to ensure it is compatible with the existing character of Coastview Place and the well-being of its residents. Potential solutions include scaling down the proposal, providing additional on site resident and visitor parking, reducing the height of the structure, and adhering to the permissible front setback.

Thank you for considering my concerns. I look forward to a positive resolution that addresses the concerns of Coastview Place residents and preserves the integrity of our neighborhood

Sincerely,

Ms Marika Camilleri

9 Coastview Pl

Freshwater 2096