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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

16/11/2023

MR Ralph Kemmler
9a 9a Coastview Place PL
Freshwater NSW 2096

RE: DA2023/1400 13 Lodge Lane FRESHWATER NSW 2096

Dear Sir/Madam,

I am a resident of Coastview Place that will be impacted by the proposed development of apartments at 13 Lodge Lane. While the building is addressed as Lodge Lane it has effectively been designed with Coastview Place as its street address with all access being from Coastview Place. There are 3 main concerns with the proposal

Coastview Place is a very small street with limited on street parking, such that visitors often have to park some way away in adjoining streets. My elderly parents when visiting usually need to park some 300m away from my house due to the limited parking in the street. The proposed apartment building at 13 Lodge Lane is not a permitted use, however, the applicant is using existing use rights to justify the new dwelling which is a significant intensification of the existing use, let alone the permitted use. In this context the proposed new dwelling carparking of only 7 cars, whilst technically compliant, adds significantly to the current street parking issue. A development that was a permitted use (rather than relying on an intensification of existing use rights) would have a much lower impact on the street parking. I suggest that the proposed uses be scaled down or additional on site parking be provided.

The others concern with the development are the bulk and scale of the proposal which presents as a 5 storey structure and the fact that the proposal significantly encroaches on the front boundary. The existing building is only 2 storeys so the increase to 5 storeys is not in keeping with any other building in the street. While the 5 storeys are stepped back they will be visible from all aspects in the street.

The setback for a permissible structure is 6.5m. The proposal of only a 3.2m setback adds to the visual bulk of the development and is not in keeping with all the other houses in the street.

Even if the 5 storeys were permissible, there is no logic for encroaching on the front setback. The proponent is excavating the basement carpark so the levels that encroach on the setback could easily be pushed back and be constructed within the excavated footprint.

kind regards
Ralph