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RE: DA2019/0093 - 8 Coastview Place FRESHWATER NSW 2096

To the Assessing Officer,

I am the owner of the property at 9A Coastview Place which adjoins the property at 8 Coastview Place.

A review of the relevant documentation has been made and as a result an objection is lodged to the DA for the proposed works at 8 Coastview Place.

The key areas of concern and objection are:

1. Encroachment of front boundary set back.

The new Home Office is proposed to be less than 2 metres from the front boundary which is significantly less than the required 6.5 metres. The response in the Statement in the Environment Effects Report that 'Irregular lot size makes compliance with this control difficult having regard to the existing garage structure to be retained and renovated to a home office' is not correct. The owner is proposing to amend the property boundaries and maximise the development to the side envelopes of the increased land size of Number 8 so in our view there is more than ample room to design a complying development. In addition to the existing garage structure being completely rebuilt with increased height the proposed structure plans and Statement of Environmental Effects do not show the proposed solar structure or the roof of this dwelling that will increase the height further.

2. Encroachment of side boundary envelope

The proposed pool structure will sit 5.6 metres [6.6m with compliant balustrade] in the air assuming a ground RL of 35.41. This exceeds the allowable side boundary envelope. We would contest that the natural ground in this area is steeply sloping and is more likely to be RL 33 or RL 34 at the boundary such that the effective elevation at the boundary will be circa 9 metres.

3. The proposal does not acknowledge that the existing dwelling and previous unconstructed DA's exceeds the allowable height limits and setbacks. There is a reliance on the previous unconstructed DA's and the Statement of Effects ignores the non compliance of these DA's. The entire proposal should be re lodged to ensure that it is modified to comply with the current regulations.

4. Driveway Access

A new driveway access at the top of the public pathway is proposed. It is unclear what consideration has been given to the slope of the ramp and result of poor visibility as cars exit / enter at the top of the stairway. We are concerned this is a significant safety issue and question why Number 8 requires two driveways and why the design can not utilise the existing driveway.

5. Tree Removal

The Norfolk Pine Tree is a significant tree in the area that is proposed to be removed as it is within 2 metres of an existing approved dwelling. It is questioned how this can now be justified to be removed given that the tree predated the recent DA's / extensions of 8 Coastview Place and the encroachment with 2 metres is the result of recently approved DA's that required the tree to remain.

6. Proposal is not sympathetic with the topography

The proposal is an extensive concrete structure that will have a solid elevation of circa 5 to 9 metres on the boundary that relies on a deep planter bed and vertical planter wall to soften the hard structure that runs for the entire boundary line.

Not only is the structure not sympathetic with the existing topography it will add to the monolithic appearance of existing 4 storey building particularly when viewed from Dick Street. A more terraced landscape design would be more appropriate and sympathetic with the topography.

The reliance on the deep planter bed and vertical planter beds to be maintained for the ongoing life of the development is difficult to achieve in a commercial building let alone a residential development. There does not appear to be access provided at the boundary from the property to maintain the planter beds. The design is simply not sustainable and in the absence of high quality vegetation the proposed structure is a concrete monolith that does not comply with the vision for the area.

7. Structure Design

The deep planting of 1 metre and clear height of 2.285 metres in the driveway and 2.35 metres in the parking area and lower level assumes the maximum depth of the concrete structure supporting the planting area to be a maximum of 200mm. If this is not achieved then the height for the parking in this area will significantly lower and the benefit of off street parking may not be achieved.

While there is definitely merit in the proposal improving the visual appearance of the landscaping of the property and achieving some off site car parking, we believe that the current proposal has some significant concerns that could be dealt with by an appropriate redesign that provided:

A more terraced landscape design which reduces the bulk, scale and encroachments at the boundaries.

On site parking in the location of the existing garage and garden sheds which utilise the current access.

Kind regards

Ralph Kemmler