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Subject: Online Submission

06/11/2022

MR Ralph Kemmler
- 9A Coastview PL
Freshwater NSW 2096
[REDACTED]

RE: DA2022/1736 - 6 Dick Street FRESHWATER NSW 2096

To the Assessing Officer,

Re DA2022/1736

I am the owner of the property at 9a Coastview Place which adjoins the property at 6 Dick Street and would like to see some minor modifications to the proposed new dwelling at 6 Dick Street to ensure that it complies with the boundary envelopes and setbacks

The owner of 6 Dick Street is also the owner of the adjoining property at 8 Coastview Place and has previously sought modifications and gained approval to boundary changes between 6 Dick Street and 8 Coastview Place in order to increase the size and scale of the development on 8 Coastview Place. Having reduced the size of the block on 6 Dick Street it is now unreasonable that the proposed development does not meet the boundary and setback envelopes... the scale of the development at 6 Dick Street should be scaled back to suit the reduced size of land.

Building Height - The proposed building height at the front is 10.35m which provides a bulky massive form exceeding the allowable height limit and contributing to loss of view corridor from adjoining properties. This could be reduced by a combination of lowering the building RL, lowering the height of the bottom floor which is excessive at 4m and stepping back the top floor.
Side North Building Envelope - Part of the third floor encroaches the building envelope impacting the view corridor from 9a Coastview. The suggestions made above in relation to Building Height would address this issue.

Front Setback - While the documentation suggests that a 3.5m setback is achieved, the drawings show that the built form Balcony structures (which are actually part of the building) encroach the setback area impacting the SE view corridor from 9a Coastview. My suggestion is that these balconies are modified (angled) so there is no encroachment, deleted or the building depth reduced in size.

Window at Pantry - On the northern elevation there is a large window in the Pantry. This faces directly toward the bedrooms on 9a Coastview and suggest that if the window is for natural light that a high level frosted glazed panel could achieve the same outcome without impacting privacy.

kind regards

Ralph Kemmler