
Sent: 28/04/2015 1:31:00 PM
Subject: Online Submission

28/04/2015

MRS Ann Sharp
77 Brighton ST
Curl Curl NSW 2096

RE: Mod2015/0032 - 5 Lawrence Street FRESHWATER NSW 2096

A relevant concern is the potential impact of excavation for the proposed basement, as well as changes to groundwater level and inflow / seepage, on the neighbouring church building and hall structure, which is located on the northern boundary. The setback of the proposed development is only a few metres from the northern boundary.

The application does not provide information or reassurance about the impacts of excavation, or the associated changes to groundwater, on the adjoining properties. I would also like to reiterate my previous objection to the removal of Condition No. 115 Right of Carriageway and believe that it should be reinstated. The condition, to grant a right of carriageway over a 1m x 1m area in the NW corner of the site, was included 'to preserve neighbour amenity' and should be retained at least until re-development of Lot A/256986. To remove the Condition prior to this time is premature, fails to honour the agreement, and forfeits the opportunity to provide a right of carriageway for pedestrians to access the church facilities from the public car park.

In WLEP2011 an objective of the B2 zone is to: To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.

The removal of the condition is contrary to this objective.

The clause: 'subject to Lot A/256986 granting a right of way in favour of Lot 3/1/10321' has been used as an escape clause. Modification of the condition / clause should have a timeline that allows for future development of the adjoining lot.

The condition makes little difference to the private development but would have a significant public benefit for Marmora Street and people using the church facilities.