
Sent: 5/08/2014 10:06:54 AM
Subject: Online Submission

05/08/2014

MRS Megan Payne
5 Marmora ST
Freshwater NSW 2096

RE: Mod2014/0117 - 5 Lawrence Street FRESHWATER NSW 2096

5th August 2014
The General Manager
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Attention: Kevin Short - Assessment officer, Planning and Development Services
Re: DEVELOPMENT APPLICATION 2014/0117 BY MOORGATE PTY LTD AND MINNICI

Dear Mr Short,

This submission is lodged in reference to the above proposed modification of development application 2007/0856.

Firstly, I was only made aware of the proposed substantial (60% increase) changes to the above mentioned DA through a neighbour. As I live very close to the proposed development (3 doors along and diagonally opposite) and will be greatly affected by the development, I was shocked that I wasn't notified by mail, by Warringah Council. It is my understanding that my direct neighbour at number 7 was also not notified.

With my very limited time to adequately research the application the main concerns I have are as follows.

I feel that an increase of a further 60% of units is more than an amendment and warrants a new development application. This will almost double the amount of residents that will be living, exiting and entering the proposed development via Marmora street.

Currently there are approximately 51 residents residing in Marmora street which already experiences severe traffic congestion during the warmer months. With the proposed changes, approximately another 64 residents would be parking, exiting and entering Marmora Street. Which is over 100% increase on the existing usage.

I am also concerned about traffic entering on the bend. When there are parked cars on the street (which needs to stay the same to accommodate existing residents needs) you often have to back up for traffic to try and pass. With the increase in

residents in Marmora street this situation will only be made worse.

I am also concerned about drainage. I believe that number 20 Marmora street has flooded more than once. The proposed ground coverage will not give adequate natural run off for water during times of extreme weather events which are becoming more common place. The existing council drainage is not currently adequate and would also need to be substantially upgraded.

The construction phase will place extreme stress on Marmora and nearby streets. The tight bend in Marmora street is unsuitable for the use of large trucks.

I am disappointed that the developer feels they can advertise that there are 16 units for sale when currently there is only approval for 10. I have called Warringah council about the signage and would have thought it was in their best interest to pursue with dept of fair trading and the developer to fix immediately. As a rate payer of Warringah Council and its previous history of alleged corruption, it makes me nervous when I see things like this that history is about to repeat itself.

Your sincerely,

Megan Payne