
Sent: 3/08/2014 5:41:17 PM
Subject: Online Submission

03/08/2014

MR Craig Bowra
Marmora ST
Freshwater NSW 2096

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

Craig Bowra
14 Marmora Street
Freshwater NSW 2096

3 August 2014
Mr Kevin Short
Assessment Officer, Planning & Development Services
Warringah Council
725 Pittwater Road
Dee Why NSW 2099

Re: DA MOD2014/0117 by MOORGATE PTY LTD and MINNICI

Dear Mr Short,
I am writing to make an objection to the "Kahana" development that is currently being advertised at 18 Marmora Street, with 16 units for sale.

The central theme to my objection is the change in scale to the previously approved development, and the inevitable consequences this substantial increase will have on our neighbourhood. My understanding was that 10 units were to be built, and I find it difficult to understand how a 60% increase in the number of units can pass as a mere modification to a previously approved application.

In fact, I thought the original application was approved for a combined retail and residential development, occupying a section of the Lawrence Street shopping strip, with the residential carpark forced to open onto Marmora Street so that Lawrence Street wasn't overloaded. Now it seems the original DA has been split in two, and there is no sign that any of the sorely needed retail development will take place at all in the foreseeable future. In this light, I think the modification under consideration here should be discussed not just as a 60% increase in residential load, but by how much the proposed planning differs from the original application that was put before Council and approved.

I feel strongly that the enlarged development being submitted, and already being advertised for sale, cannot possibly be considered as merely a modification of the previously approved development. I trust you will agree that it necessitates a new Development Application, which should then be assessed in accordance with WLEP2011, which is a much more accurate reflection of the way our community

would like to be improved, and not under WLEP2000.

Further to this argument, an integral part of the justification for the original 2007 Development Application was the retail development that Lawrence Street sorely needs, however in the modification being submitted there is none, and, as mentioned, there is no evidence the separate commercial portion is likely to be built at all. Yet this is all on land that is, as I read the Council documents, "Commercial Core", which I would've thought precludes a solely residential development. I believe there is a dearth of local commercial amenity, and the retail and employment services it delivers and the community requires, and surely we can't afford to turn a sizeable portion of what we do have into an oversized block of housing.

In a different vein, Marmora Street is a narrow street, with very limited parking. There are a number of families with young children, who play on the footpaths and verges, and, inevitably, from time to time run on the road. Marmora Street also serves as a local pedestrian and cycling thoroughfare, with residents from surrounding streets travelling to and from the shops, the Harbord Beach Hotel, and the beach. The street is routinely parked out, with parking spaces taken by residents and their guests, employees and customers of local shops, the numerous users of the Uniting Church hall, and overflow parking from the beach. The remaining road width is not enough for two cars to pass, and cars are often required to pull in to a driveway, or reverse out of the street, so a car coming the other way can get through.

Marmora Street is already overloaded, as are surrounding streets such as Soldiers Avenue. We do not need more traffic, such as an additional 32 residents' cars jockeying to get in or out of the street, and we do not need the extra curbside parking demand that the visitors to 16 additional residences will surely generate (notwithstanding that 4 of the 36 spaces to be provided for 17 dwellings are nominally referred to as "visitor spaces"). I am greatly concerned that this additional vehicle loading will make car movement in the street a source of great frustration, parking for current residents (we, like others, have two cars, but only have off-street parking for one) a nightmare, and, worst of all, significantly increase the traffic danger to the young children who live and play in the area.

I also object to the negative change a development of this scale is likely to inflict on the existing character of Marmora Street. An increase in unit numbers requires an increase in development bulk, and I believe this is not in keeping with the street's low-density charm. Furthermore, the development proposal is for a gated community, which I believe would have a strong, adverse impact on the friendly, cooperative, mutually caring environment we currently enjoy in our street.

I hope you will carefully consider my objections, and I look forward to your response. In the meantime, I hope you will see fit to have removed the large billboard which is currently advertising the sale of the 16 as-yet-unapproved units, in what seems to me an act of abject arrogance, and disdain for Council processes.

Yours faithfully,

Craig Bowra.