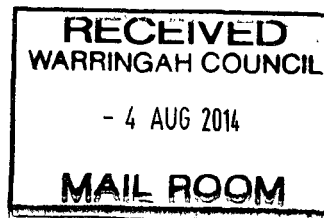


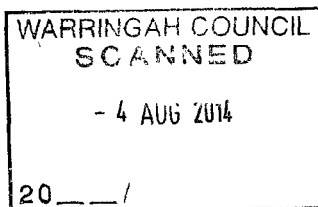
FRIENDS OF FRESHWATER INC



1 August 2014

PO BOX 663 FRESHWATER NSW 2096

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 Sir,

This submission is lodged in respect of the above proposed Modification of a Development Application 2007/0856, as it raises a number of important concerns for the surrounding community, which form the basis of this **objection**

1. THIS IS MORE THAN A MERE MODIFICATION

This modification proposes a 60% increase in the number of apartments on this small site, along with an substantial increase in density and a re-orientation of the direction in which some of the apartments are facing. It also proposes a significant increase in vehicular parking, which will also impact upon the public amenity of residences in Marmora Street.

This proposed "modification" in fact near doubles the amount of residential accommodation in Marmora Street, as it does with increased vehicular garaging, traffic and further on-street parking generated by the development's visitors.

These are not small matters, which would normally be dealt with by a DA Modification, but are a significant change to the existing approval. We submit that it necessitates a new Development Application to be assessed in accordance with WLEP2011 not WLEP2000.

2. EXISTING CHARACTER

It is our view that the bulk and scale of the proposed 16 Unit development at 18 Marmora Street is out of character with the adjoining low density residential properties that exist in this essentially RE2 Zone. It utilizes the driveway from an existing house to access both the new proposed "beach house" and an underground car park.

For the first time in Freshwater's history it proposes a gated community, which is not in keeping with the nearby 18 residences in Marmora Street which are ungated.

3. DRAINAGE ISSUES

Given its location, the site presents many problems in respect of storm water and drainage issues. The site has regularly flooded in the past into neighbouring properties and carries a flow of nearly 1 million litres per annum of ground water. It is vulnerable to storm events where water is moving across the site at great speed both from Lawrence and Oliver Streets. Underground parking facilities as proposed in the modification would be under great stress in such conditions and would require special arrangements such as on site tanking and disposal to overcome these situations.

4. RESIDENTIAL ACCOMMODATION IN A COMMERCIAL ZONE.

This proposed development resides in a largely commercial zone and as such should have provision for commercial premises in its ground floors as specified in the zoning requirements.

4. DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.

The construction phase of this proposed development will have a great impact upon the public amenity of Marmora Street, Soldiers Avenue and other nearby streets, as large trucks seek to gain access and egress. The Street is unsuitable for the presence of large Trucks.

The Friends of Freshwater was established to fight for the integrity of the various planning instruments pertaining to our community including WLEP20000 and 2011. We continue to believe that this controversial development represents a poor urban planning outcome for the community.

Yours faithfully



Peter Harley
President
Friends of Freshwater Inc.

* At the time of writing there are still no submissions posted on the Council's Planning & Development website.