
Sent: 5/08/2014 11:42:56 PM
Subject: Mod2014/0117
Attachments: Mod2014-0117 - Marmora.doc; Mod2014-0117 - Marmora.doc;

Submission attached.

77 Brighton Street
Curl Curl NSW 2096
Phone: 9938 3459
Email: aesharp@bigpond.net.au

5th August 2014

To: Warringah Council
725 Pittwater Road
Dee Why NSW 2099

RE: Application No: Mod2014/0117 – (DA2007/0856)

Address: 5 & 5A Lawrence Street and 18 Marmora Street, Freshwater

Dear Sir/Madam

I wish to object to the proposed modification to increase the number of residential units from 10 to 16. The increased number of units would put increased pressure on parking in Marmora Street, which already has very limited parking space. This in turn would make it more difficult for users of the church and the hall to find parking within convenient walking distance.

The proposal would have an undesirable social impact, particularly as users of the church and hall include elderly people and children. The provision of parking that is accessible to the church facility is important. An increase from 10 to 16 dwellings is not a minor variation and would increase the density of the proposed development.

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 until such time as re-development of Lot A/256986 is proposed. To remove the Condition prior to this time is premature and forfeits the opportunity to provide a right of carriageway for pedestrians between the public car park and church facilities.

The objectives of the B2 zone under WLEP2011 include:

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 modification does not achieve this objective.

A further concern is the potential impact of excavation for the proposed basement and groundwater seepage on the neighbouring church 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.

Yours sincerely

Ann Sharp

77 Brighton Street
Curl Curl NSW 2096
Phone: 9938 3459
Email: aesharp@bigpond.net.au

5th August 2014

To: Warringah Council
725 Pittwater Road
Dee Why NSW 2099

RE: Application No: Mod2014/0117 – (DA2007/0856)

Address: 5 & 5A Lawrence Street and 18 Marmora Street, Freshwater

Dear Sir/Madam

I wish to object to the proposed modification to increase the number of residential units from 10 to 16. The increased number of units would put increased pressure on parking in Marmora Street, which already has very limited parking space. This in turn would make it more difficult for users of the church and the hall to find parking within convenient walking distance.

The proposal would have an undesirable social impact, particularly as users of the church and hall include elderly people and children. The provision of parking that is accessible to the church facility is important. An increase from 10 to 16 dwellings is not a minor variation and would increase the density of the proposed development.

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 until such time as re-development of Lot A/256986 is proposed. To remove the Condition prior to this time is premature and forfeits the opportunity to provide a right of carriageway for pedestrians between the public car park and church facilities.

The objectives of the B2 zone under WLEP2011 include:

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 modification does not achieve this objective.

A further concern is the potential impact of excavation for the proposed basement and groundwater seepage on the neighbouring church 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.

Yours sincerely

Ann Sharp

