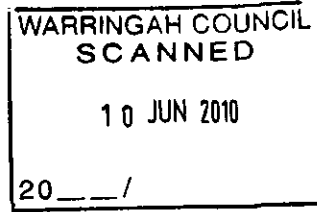


2nd June 2010

The General Manager
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY 2099



To the Attention of : Planning and Development Services

Re: DEVELOPMENT APPLICATION NO. DA 2010 / 0697
22-26 Albert Street, 5 – 21 Lawrence Street, 18 – 22 Marmora Street, Freshwater

I would like to submit the following objections to the above development application :-

COMMERCIAL CAR PARKING - The DA states that 159 commercial spaces will be provided
The DA proposes to provide 92.3 commercial spaces less than the number required.

LANDSCAPED OPEN SPACE - The H1 Freshwater locality requires 40% of the site to be landscaped open space
The proposed detached style dwellings/townhouses located within the H1 locality allows for only 33.7% of landscaped open space - *The amount of landscaped open space proposed does not meet the minimum standard required.*

FRONT BUILDING SETBACK - The H2 Harbord Village locality requires the third storey of the building to have a minimum front setback of 5m.
The proposed **Building A** fronting Lawrence Street provides for a front building setback of only 4m to the building façade and only 2.2m to the sun control awning - *Clearly Building A is non-compliant.*

LAND USE - The proposed **Buildings, B, C and D** and the **Townhouses** which will occupy H2 land all have ground floor residential dwellings and are, therefore, specially excluded under Category One.
Buildings B, C and D are non-compliant.

LANDSCAPED OPEN SPACE (GENERAL) - *Clearly the bulk and scale of the proposed buildings and their lack of adequate separation will not allow for sufficient landscaped open space to meet the future requirements of the occupants of the buildings.*

DENSITY - The H1 Freshwater Beach locality requires one dwelling per 450m² of site area - The total H1 area equals 1649.9m². The development proposes to build five (5) dwellings wholly and four (4) dwellings partially within the H1 area of the site
Clearly the proposed density is substantially greater than the controls allow

HEIGHT - The H1 Freshwater Beach locality limits the height to a maximum of 8.5m whilst the H2 Harbord Village locality limits the height to a maximum of 11m and buildings are not to exceed three (3) storeys.
The maximum height proposed within the H1 locality is 9.2m. The maximum height proposed within the H2 locality is 16.6m - *The proposed maximum heights across the site exceed the control limits*

Adding to the above, are my concerns in regard to **TRAFFIC CONGESTION**, the **AMENITY** of the area, the **SAFETY CONCERNS** in regard to the electrical sub-station and the future of the present shopkeepers. All these need to be looked at closely before a decision is made.

Yours sincerely

Peggy Nabb..
13 ERIC ST HARBORD
2096
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