
Sent: 10/06/2010 10:19:57 AM
Subject: Online Submission

10/06/2010

MR Bronwyn Houghton
5 Corella ST
Freshwater NSW 2096

RE: DA2010/0697 - 22 - 26 Albert Street FRESHWATER NSW 2096

Dear Sir

Re: SUBMISSION ON DA 2010/0697 Freshwater Village

I wish to lodge an objection to the above DA due to its non-compliance on the following grounds:-

DENSITY

The H1 locality requires 1 dwelling per 450m² of site area. This development proposes 5 dwellings in total, 4 partially within the H1 area of the site area of 1649.9m².

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 Harbord Village locality limits the height to 11m MAXIMUM, with buildings not to exceed 3 storeys.

The proposed maximum heights across the site exceed the control limits.

LANDSCAPED OPEN SPACE

The H1 Freshwater locality requires 40% of the site to be landscaped open space. The proposed dwellings within the H1 locality breaches the minimum landscaped open space allowance, being only 33.47%.

FRONT BUILDING SETBACK

The H2 Harbord Village locality requires the 3rd storey to have a minimum setback of 5m. The proposed Building A on Lawrence Street breaches this requirement by 1m to the building facade and provides only 2.2m to the sun control awning. Building A does not comply.

LAND USE

The desired future character for the H2 Harbord Village Locality states that the ground floor of buildings will be predominantly used for business purposes, while upper floors may be used for housing. The building is so designed as to enable the first floor to be adapted for business use in the future.

The proposed buildings B, C and D and the townhouses which are proposed to occupy H2 land all have ground floor residential dwellings and are therefore specifically excluded under category one.

Buildings B, C and D are non-compliant.

LANDSCAPED OPEN SPACE

Landscaped open space is to be of such dimensions and slope and of such characteristics that it will in part:-

- Enable the establishment of appropriate plantings that are of a scale and density commensurate with the building height, bulk and scale
- Enhance the privacy between dwellings
- Accommodate appropriate outdoor recreational needs and suit the anticipated requirements of the dwelling occupants.

Clearly the bulk and scale of the proposed buildings and their lack of adequate separation will not allow for sufficient LOC to meet the requirements of the occupants of the buildings.

COMMERCIAL CAR PARKING

Schedule 17 of the WLEP 2000 requires the provision of 6.1 commercial car spaces be provided for each 100 m² of GLFA. The GLFA of the proposed retail development is 4120 m², requiring 235.5 parking spaces. The proposed DA accommodates on 159 commercial spaces.

The DA is 92.3 commercial spaces less than the number required, and clearly does not comply. It would make a situation that is already difficult substantially worse.

Yours faithfully,

Bronwyn Houghton