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NORTHERN BEACHES  
COUNCIL

25 JAN 2018

MAIL ROOM



Health  
Northern Sydney  
Local Health District

Mr Mark Ferguson  
Chief Executive Officer  
Northern Beaches Council  
Dee Why Civic Centre  
Dee Why NSW 2099

SCANNED  
NORTHERN BEACHES  
COUNCIL

25 JAN 2018

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23 January 2018

Dear Mr Ferguson,

**Re: DA 2017/1294: 9 & 15 Lawrence St, Freshwater**

Northern Sydney Local Health District (NSLHD) Health Promotion appreciates the opportunity to comment on the above mixed-use development application. Our goal is to ensure that the built environment has an overall positive impact on the health and wellbeing of individuals and the wider community. In this context, we would like to commend certain features of the development description, including:

- Activating the street frontage, by orientating the retail section of the development towards Lawrence Street.
- Proposing shop top housing, which allows for a greater range of uses and may increase work opportunities close to where people live.

Both of these features are likely to increase activity in and around the development at different times of the day and improve passive surveillance of the public domain.

**MATTERS FOR CONSIDERATION**

We request that Council consider the following matters and recommendations when assessing this development application:

**Parking**

This proposal is for all parking to be at ground level, which is not consistent with the *Amendment to Warringah DCP Part G5 Freshwater Village*, 'Ground floor uses are to provide active uses to streets, shareways, lanes, public areas' (p.11).

**Recommendation:**

All parking to be located below ground level.

**Traffic and pedestrian-vehicle conflict in Lawrence St**

Apart from an unpleasant streetscape, additional traffic congestion reduces road safety. Traffic danger (both real and perceived) can discourage people from walking and cycling, therefore limiting the active use of street frontages<sup>1</sup>. Traffic, particularly on weekends, is heavy in the section of Lawrence and Albert Streets where this development is proposed. This proposal would be likely to further exacerbate the traffic congestion that exists on the main street of Freshwater.

In general, this type of development should always prioritise pedestrian and cyclist activity above motor vehicle movement<sup>2</sup>. The retail section of Lawrence and Albert Streets already has several driveways which create conflict between pedestrians and motor vehicles. As a consequence, the former Warringah Council amended Warringah Development Control Plan 2011 to ensure future development does not further exacerbate pedestrian-vehicle conflict. The *Amendment to Warringah DCP Part G5 Freshwater Village*, states:

- Section 5 Objective O1 - *'To improve amenity and safety for pedestrians'* with the Requirement that *'Service and loading areas should improve the amenity of the streetscape and reduce any potential for vehicle / pedestrian conflict.'* As the proposed driveway cuts across the Lawrence St footpath, the proposal, in its current form, does not comply with the DCP.
- Section 5 Objective O2 - *'To minimise the impact of service vehicles and loading'* with the Requirement *'Locate all underground car park entries, service and loading as well as garbage collection areas away from the primary street frontage.'* As the proposed entry to the carpark (underground or above ground) would be onto Lawrence St, the proposal, in its current form, does not comply with the DCP.
- Section 5 Objective O3 - *'To relocate loading and servicing away from Lawrence and Albert Streets'* with the Requirements *'No additional vehicle or loading access is to be provided from Lawrence or Albert Streets' (R3)* and *'Rear or underground loading, garbage collection and access for vehicles is to be provided as part of any new development for lots fronting Lawrence and Albert Streets wherever possible via new connected laneways or through negotiation with Council for access via existing surface carparking areas' (R4)*. As the proposed access to this development is from Lawrence St, the proposal, in its current form, does not comply with the DCP.

It is clear from *Amendment to Warringah DCP Part G5 Freshwater Village*, that Northern Beaches Council's determination is to maintain Lawrence Street's major function as a pedestrian friendly environment with active uses and that vehicle access (for developments such as 9 & 15 Lawrence St) should be sought through Council's carpark.

It should be noted that the former Warringah Council produced the Amendment as a result of strong community concern regarding traffic congestion and pedestrian / traffic conflict in Lawrence St. Council undertook extensive consultation with the Freshwater Community to produce this Amendment, which in effect supports the rezoning of Oliver St Carpark to allow access to this development. NSLHD Health Promotion encourages Council to adhere to its own DCP in considering this matter.

**Recommendation:**

Council rezone the Oliver St Carpark to allow vehicle access via Oliver St, rather than Lawrence St.

We appreciate this opportunity to provide comment and would welcome other opportunities to collaborate and/or be involved in Northern Beaches Council working groups to promote a healthy environment on the Northern Beaches.

Yours sincerely,



David Morrisey  
Northern Beaches Health Promotion | Northern Sydney Local Health District  
PO Box 465 Manly Hospital, NSW 1655  
Ph: 02 9976-9528  
david.morrisey@health.nsw.gov.au

1. NSW Department of Health, *Healthy Urban Development Checklist: A guide for health services when commenting on development policies, plans and proposals*, 2009 at:  
[http://www.health.nsw.gov.au/policies/gl/2010/GL2010\\_001.htm](http://www.health.nsw.gov.au/policies/gl/2010/GL2010_001.htm)
2. NSW Premier's Council for Active Living, *Development & Active Living: designing projects for active living, developers' checklist*, June 2010, p.2.  
[http://www.pcal.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0008/114785/DevChklst\\_Feb\\_2011\\_Lres\\_18.02..pdf](http://www.pcal.nsw.gov.au/__data/assets/pdf_file/0008/114785/DevChklst_Feb_2011_Lres_18.02..pdf)