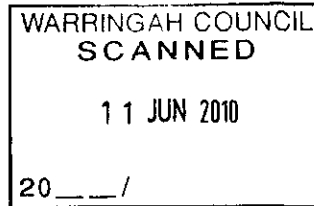


Judy Curry  
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27<sup>th</sup> May 2010

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, Freshwater**  
**5 – 21 Lawrence Street, Freshwater**  
**18 – 22 Marmora Street, Freshwater**

I would like to make reference to the above Development Application and submit the following objections to this development proposal :-

**COMMERCIAL CAR PARKING**

Schedule 17 of The WLEP 2000 requires the provision of 6.1 commercial car spaces be provided for each 100sqm GLFA  
The GLFA of the proposed retail development is 4120sqm which equals a requirement of 235.3 parking spaces

- 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

***Clearly 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 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. Building design will enable the first floor to be adapted for business use in the future.

- 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.

***Clearly Buildings B, C and D are non-compliant.***

## LANDSCAPED OPEN SPACE (GENERAL)

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 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 landscaped open space to meet the requirements of the occupants of the buildings.***

## DENSITY

The H1 Freshwater Beach locality requires one (1) dwelling per 450m<sup>2</sup> of site area

- The total H1 area equals 1649.9m<sup>2</sup>
- 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

***Clearly the proposed maximum heights across the site exceed the control limits***

**AMENITY OF THE AREA**

The impact on the public amenity of the Village and the financial goodwill of its present storeholders is at risk with this proposed development.

***The future of these current shopkeepers is at risk and needs to be taken into consideration.***

**TRAFFIC CONGESTION**

Significantly increased traffic congestion around the village and nearby narrow streets will be created by this residential development. The proposed development's Albert Street entry and exit point for the 337 vehicles will potentially gridlock the area.

***This major traffic concern needs to be viewed closely before any proposed development is considered.***

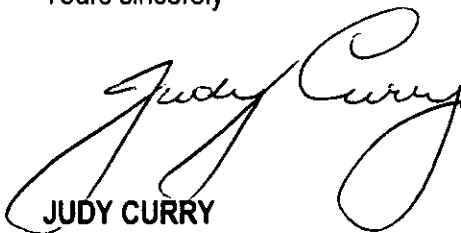
**SAFETY CONCERNS**

This proposed 5-storey residential building with 30 units will back onto a large electricity sub-station and will be situated adjacent to a telecommunication base.

***The safety aspects of this is a major concern and must be taken into consideration before any development on this site is considered.***

I sincerely hope the Council will review this Development Proposal using the WLEP as their guide line.

Yours sincerely



JUDY CURRY