

Warringah Council
Received

17 JUN 2010

Signature

Sarah Goddard-Jones
4/1 Hill Street
Queenscliff NSW 2096

9 June 2010

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

Attention: Planning and Development Services

Planning +
development
dept

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

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

1. **LANDSCAPED OPEN SPACE (GENERAL)** – the bulk and scale of the proposed buildings and their lack of adequate separation will not allow sufficient landscaped open space to meet the future requirements of the occupants of the buildings.
2. **DENSITY** – The H1 Freshwater Beach locality requires one dwelling per 4,540 sqm of site area – The total H1 area equates to 1,649.9 sqm. The development propose to build five (5) dwellings wholly and four (4) dwellings partially with H1 area of the site. The proposed density is *substantially greater than the controls allow*.
3. **HEIGHT** – The H1 Freshwater Beach locality limits the height to a maximum of 8.5 metres whilst the H2 Harbord Village locality limits the height to a maximum of 11 metres and building are not to exceed (3) three storeys. The maximum height proposed within the H1 locality is 9.2 metres. The maximum height proposed within the H2 locality is 16.6 metres – *The proposed maximum heights across the site exceed the control limits*.
4. **COMMERCIAL CAR PARKING** – the DA proposed to provide 92.3 commercial spaces less than the number required.
5. **LANDSCAPED OPEN SPACE** – The H1 Freshwater locality requires 40% of the site to be landscaped open space. The proposed detached style dwellings / townhouse located within the H1 locality allows for only 33.7% of landscaped open space – *The amount of landscaped open space proposed does not meet with minimum standard requirement*.

6. - FRONT BUILDING SETBACK – The H2 Harbord Village locality require the third storey of the building to have a minimum front setback of 5 metres. The proposed Building A fronting Lawrence Street provides for a front building setback of only 4 metres to the building façade and only 2.2 metres to the sun control awning – *Building A is non compliant.*
7. 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.
8. TRAFFIC CONGESTION, the AMENITY of the area, the SAFETY CONCERNS in regard to the electrical substation and the future of the present shopkeepers, all need to be looked at closely before a development is considered.

Yours sincerely

Sarah Goddard-Jones