
Sent: 10/02/2018 2:48:43 PM
Subject: Online Submission

10/02/2018

MR Philip and Marianne Roberts
12 / 18 Marmora Street ST
Freshwater NSW 2096

RE: DA2017/1294 - 15 Lawrence Street FRESHWATER NSW 2096

To Whom These Matters Concern

Phil and Marianne Roberts
12/18 Marmora Street
Freshwater 2096

Re DASUB 1294/2017 - 9, 15 Lawrence Street

We make this submission late in the process through no fault of our own. It would appear that NBC has failed to notify the very people who would be most impacted by this development which is not only mysterious but raises serious concerns about the probity of the process. I note that your S.E.E. report contains photos of our residences in their report which raises questions as to why Council could not have included residents of Marmora Street in their notification.

The development runs parallel to 18 Marmora Street - itself a relatively new build - with the impact of the proposed development affecting the apartment owners more directly than others. (Refer to your Notification Map which impacts on SP 95751).

The residents respectfully request an extension to the period by which we can make our objections heard. Please note that we phoned Council last week, Friday 9 February, in the morning having only just heard that plans were available, to raise concerns regarding lack of notification. We were informed that we would receive a call back that day. None has been forthcoming. Sixteen residences in Marmora Street (Kahana) request similar notification to the other '89 residents who received this' according to Council.

In our case, (Apartment 12/18), we are not against development per se, and understand that this parcel of land was inevitably going to be developed. However, as 'downsizers' and having just bought - with the expectation that we would live out our days here - we now find that our new apartment will have considerable shadowing to our front yard. In fact by 3pm, the light that we have come to enjoy and which filters through our front is enveloped in shadow.

Furthermore, the shadow cast is entirely preventable given that the height of the rest building exceeds Council's permissible guidelines being in excess of 11 metres. This generally oversized development strangely provides and allows parking for residents and shoppers at ground floor level.

For many of the residents in 18 Marmora Street, this will inevitably lead to an increase in vehicle noise - particularly given the rear building literally rubs up against the front complex (less than 2 metres). Moreover, the external loading bay (Ref. traffic Report 17067) will also create considerable noise. We have not seen any development in the past few years that has not accommodated parking below ground. Why has this not been a consideration in this case? It would lower the rear building height considerably.

Finally, I note with interest the number of objections based on problems associated with traffic and pedestrian flow in Lawrence Street. Given the ease with which car ingress and egress could be achieved by entering through the existing car park adjacent to the substation, why would council not consider this as an alternative. No homes would be adversely affected by such a redesign.