
Sent: 15/03/2018 11:09:34 PM
Subject: DA2017/1294 submission
Attachments: DA2017-1294 9-15 Lawrence subm.doc; aesharp.vcf;

Submission attached.

To: Northern Beaches Council
council@northernbeaches.nsw.gov.au
15th March 2018

DA2017/1294 Proposed Shop Top Housing Development
9-15 Lawrence Street Freshwater

I wish to submit the following objections & comments:

The application seeks approval for the following development:

Construction of a three-storey shop-top housing development, comprising;

- 23 residential units above ground floor retail;*
- 179m² of retail floorspace on the ground floor;*
- 410m² of communal open space for the residents, located on the first floor podium;*
- 46 car spaces (35 residential and 11 retail) on the ground floor; and*
- A ground floor loading dock.*

The majority of the floor space within the site, including the ground floor, is allocated for residential use, including parking. This is not consistent with the objectives of the business zone.

Most of the ground floor is used for residential parking (25 places) compared with retail (11 places).

The predominant use of the site and in particular, the ground floor, for residential use does not fulfil the intended function of the site for commercial use.

Given the limited commercial area within Freshwater a greater priority should be given to business and employment uses to serve the surrounding residential area.

Allowing residential use to dominate the site and take up much of the ground floor space for parking displaces the potential for commercial and related uses within the site.

A deep block does not prevent the provision of additional commercial uses. For example, on the south side of Lawrence Street business uses front the corridor space within an arcade.

The proposal is partly non-compliant with the height limit of 11m in the LEP.

“Given the geography of the site, the proposal has some minor protrusions above the of Buildings 11m maximum height of buildings plane.

Ground Level Boundary Setbacks

- North
- 6m to rear boundary (5.5m at Levels 1 & 2)

“The proposal departs slightly from the building setback design criteria contained in the ADG, which recommends a boundary setback of 6m for habitable rooms/balconies of buildings up to four storeys tall.”

The proposed rear building setback is 0.5m short of the guidelines.

The rear setback should be increased to reduce the visual impact from the residential zone on the northern boundary. The proposed building within the Local Centre is 3 stories high (11m) and therefore has a greater visual impact compared the 8.5m height limit within the residential zone.

Suggestion

Dual use of stormwater easement as a pedestrian link between Council car park and Uniting Church Hall should be pursued in conjunction with redevelopment of this site, which separates the church hall from the community car park. For many years a previous land owner kindly gave permission for people using the church hall to traverse the rear of the subject site. Given the scarcity of parking places in Marmora Street, particularly with new development, pedestrian access between the public car park and church hall is particularly important. The redevelopment of the site is a singular opportunity to re-establish and formalise this link, which would provide a strong public benefit. A Voluntary Planning Agreement might assist this outcome.

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