
Sent: 10/06/2010 9:29:39 AM
Subject: Online Submission

10/06/2010

MR Christopher Shepherd
15 Sturdee PDE
Dee Why NSW 2099

RE: DA2010/0697 - 22 - 26 Albert Street FRESHWATER NSW 2096

To the General Manager, Warringah Council,

I wish to object to the proposed development DA2010/0697 in Freshwater Village.

The WLEP2000 reflects that character in the Desired Future Character Statement for each locality. This should therefore be adhered to by all new developments. Failure to do so could have a dramatic negative impact on the locality, in this case Freshwater Village.

DA2010/0697 does not comply with the density, height, landscaped open space, front building setback, land use, landscaped open space (general) and commercial car parking requirements.

Please find below my specific objections to this development;

- Freshwater Beach locality requires a minimum of one dwelling per 450m², however the development in this locality seeks five dwellings wholly and four dwellings partially within 1649.9m²
- Freshwater Village requires a maximum height of 11m and not exceed 3 storeys in the H1 locality, however the development seeks 16.6m
- Freshwater Beach requires a maximum height of 8.5m, however the development seeks 9.2
- The Harbord Village locality requires the third storey to have a minimum front setback of 5m, however building A provides a front setback of 4m
- The desired future character for the Harbord Village Locality states ground floor uses for buildings should be predominantly businesses, however buildings B, C, D & townhouses are all residential dwellings
- Landscaped open space should allow for establishment of appropriate plantings, enhance privacy between dwellings and accommodate appropriate outdoor recreational needs, however the proposed buildings will not allow for sufficient landscaped open space to meet the requirements
- The WLEP2000 requires 6.1 commercial car spaces to be provided for every 100sqm GLFA. However there is 4120sqm of GLFA with 159 commercial spaces provided, this falls short 92.3 commercial spaces

As DA2010/0697 does not comply with the density, height, landscaped open space, front building setback, land use, landscaped open space (general) and commercial

car parking requirements it should not be approved.