
Sent: 6/08/2014 12:19:01 PM

Subject: PEX2014/0005 No. 184 Wyndora Ave, Freshwater

Attachments: PEX2014-0005 for 184 Wyndora.doc; PEX2014-0005 for 184 Wyndora.doc;

Dear Amber

Please find attached a few comments relating to the planning proposal PEX2014/0005. I hope it is not too late for this brief submission to be considered.

Regards, Ann Sharp

77 Brighton Street
Curl Curl NSW 2096
Email: aesharp@bigpond.net.au

5th August 2014

To: Warringah Council

Re PEX2014/0005
Planning proposal for 184 Wyndora Avenue, Freshwater

Attention: Amber Pederson, Strategic Planner

Dear Amber

I would like to contribute the following comments on the above planning proposal.

When the nearby Chesalon aged care centre closed some years ago, it was replaced with detached housing consistent with the pattern and lot size of development in the surrounding area. (Chesalon was also owned and operated by a charitable organisation.)

Additional separation between dwellings, or semi-detached dwellings, would allow for detached style dwellings that are more consistent with the existing style of low density development in the surrounding area.

An alternative outcome to demolishing the existing building, which appears to be in sound condition, would be to utilise it for a similar function, particularly as there are few facilities of this kind in the area.

The proposal does not comply with planning controls in WLEP2011 that apply to new residential development. These controls are based on a translation of the WLEP2000, in particular the desired future character, which states: "*Future development will maintain the visual pattern and predominant scale of existing detached style housing in the locality*".

The inclusion of 'attached dwellings' in Schedule 1 would establish a precedent that is not consistent with the future character envisaged for the locality.

In relation to sustainability, sunlight access would be restricted for dwellings attached on the northern side and with an E-W orientation.

In relation to landscape character, the small areas of open space would reduce the scope for trees of a reasonable height and the space available for outdoor facilities.

I hope the implications for the locality will be taken into account.

Yours sincerely

Ann Sharp

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