
Sent: 14/07/2014 9:21:34 AM
Subject: RE: Comments re planning proposal 184 Wyndora Avenue Freshwater
Attachments: Harrington_Council_Planning12July14.pdf;
Harrington_Council_Planning12July14.pdf;

Thank you for your comments Paul,

They have been placed on the project file for consideration at the end of the Public Exhibition period.

Best Regards,

AMBER PEDERSEN
STRATEGIC PLANNER
Warringah Council – Strategic Planning
T 02 9942 2111 D 02 9942 2632
amber.pedersen@warringah.nsw.gov.au
WARRINGAH.NSW.GOV.AU

-----Original Message-----

From: Paul Harrington [<mailto:pharrington@shore.nsw.edu.au>]
Sent: Saturday, 12 July 2014 12:14 PM
To: Amber Pedersen
Subject: Comments re planning proposal 184 Wyndora Avenue Freshwater

Dear Amber,

Attached are some comments regarding the Planning Proposal Application No. PEX2014/0005. We would appreciate if these comments can be passed to the relevant Council staff for consideration.

Regards
Paul and Caryn Harrington

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Paul and Caryn Harrington
21 Coles Road
Freshwater NSW 2096

12 July 2014

Comments re Planning Proposal Application PEX2014/0005. 184 Wyndora Avenue Freshwater

We wish to make comment regarding the planning proposal for the property 184 Wyndora Avenue Freshwater. The planning proposal seeks to add 'attached dwelling' as a permitted use for this property under Schedule 1 of Warringah Local Environment Plan 2011 and we would take this opportunity to express our concerns about several aspects of the accompanying concept diagrams.

The concept diagrams include 14 attached townhouses in three blocks with basement storage and parking. We feel that this is excessive density of occupation which has the potential to compromise the amenity of the largely single dwelling neighbourhood, with undercover parking supplied for 28 vehicles. We would urge Warringah Council to rigorously uphold the requirements regarding floor space ratio and site area. On the basis that the proposal covers approximately five 'single dwelling' residential blocks, any more than ten dwellings on the site would constitute excessive density.

We are particularly concerned about the height of the proposed townhouses as indicated in the concept drawings. The Massing and Height Analysis diagrams fail to accurately represent the relationship between the existing structure and site, and the neighbouring properties.

Two cases in point would be the diagrams for the South Elevation (Coles Road) and the North Elevation (Wyndora Avenue). The eastern side of the existing structure, as entered from Coles Road, is a full three storeys in height and well above 8.5 metres above ground level. The carpark on the south eastern corner of the site has also been made level by construction of a retaining wall of approximately 1 - 1.5 metres in height. The level of the existing carpark should therefore not constitute the existing ground level, but rather the natural ground level as on the western boundary of 23 Coles Road. Height restrictions should therefore use the ground level on the western boundary of 23 Coles Road as the reference point. Similarly, Wyndora Avenue slopes steeply from west to east and the existing structure on the site along Wyndora Avenue is already largely two storeys in height, in addition to the tall retaining wall along the western boundary of 182 Wyndora Avenue. Whilst any development may be entitled to construct to the permissible height at the corner of Wyndora Avenue and McDonald Road, any structure should reflect the fall of the ground level and therefore retain the appropriate height relationship with neighbouring properties. This is particularly important for both privacy and environmental aspects of natural light and shadowing.

In conclusion, realising that this planning proposal is only a preliminary stage in the proposed development, we are not opposed in principle to the addition of 'attached dwelling' as a permitted use for this property, but we do have strong concerns regarding the density, mass and height of the development as outlined in the concept drawings, as expressed above. We would strongly urge Warringah Council to consider our concerns during this and subsequent deliberations.

Regards

Caryn and Paul Harrington

0412071288

Paul and Caryn Harrington
21 Coles Road
Freshwater NSW 2096

12 July 2014

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The concept diagrams include 14 attached townhouses in three blocks with basement storage and parking. We feel that this is excessive density of occupation which has the potential to compromise the amenity of the largely single dwelling neighbourhood, with undercover parking supplied for 28 vehicles. We would urge Warringah Council to rigorously uphold the requirements regarding floor space ratio and site area. On the basis that the proposal covers approximately five 'single dwelling' residential blocks, any more than ten dwellings on the site would constitute excessive density.

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Regards

Caryn and Paul Harrington

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