
Sent: 1/02/2016 11:33:45 PM
Subject: Online Submission

01/02/2016

MRS Ann Sharp
77 Brighton Street ST
Curl Curl NSW 2096

RE: PEX2014/0005 - 184 Wyndora Avenue FRESHWATER NSW 2096

I object to the Planning Proposal for the following reasons:

The townhouse development would be out of character with the existing low density housing character of the locality.

The townhouse development would set a precedent for medium density housing in an R2 low density area.

The current zoning as R2 low density is to ensure that future housing is consistent with the existing low density character of the area.

The existing site is a consolidated block that provides a unique opportunity for a range of uses that complement the existing residential use in the locality.

The existing use of the site for disabled accommodation has a public benefit that has not been acknowledged. What suitable alternative accommodation is available for this purpose?

The planning proposal would provide only 4 additional dwellings compared with that of the low density housing, including secondary dwellings.

In North Manly, when the Chesalon Nursing Home was closed, the consolidated site was redeveloped for low density housing consistent with the character of the surrounding area.

Allowing a 'spot rezoning' for medium density housing in a low density area is similar to the former 'unique development site' provision that was subsequently removed from the WLEP2000, as it allowed for development that was out of character with the surrounding locality.

The reports on this planning proposal fail to acknowledge the history of Freshwater, where controls have been adopted in successive LEP's to protect the existing low density character of the area.

The Freshwater / North Manly area has a shortage of sites suitable for social infrastructure, including land allocated for schools and community facilities.

The planning proposal for medium density housing would put additional strain on

local facilities and remove the opportunity to utilise the consolidated site for a greater public benefit.

The planning proposal for increased density would allow a higher profit from the prospective sale and act as a disincentive to utilise the existing building and / or site for a more appropriate purpose.