
Sent: 28/07/2014 8:34:50 AM
Subject: PEX2014/0005 184 WYNDORA AVE FRESHWATER

To: The General Manager
Attention: Strategic Planning

We live at 177 Wyndora Avenue Freshwater which is located opposite number 184 which is the subject of the above Application PEX2014/0005.

As such we make the following comments and requests in regard to this application:

1) In principle we have no objection to the proposed development and are supportive of this location being changed to medium density residential instead of a block of flats or any of the other non-residential uses that could occur in the future.

2) In terms of number of residences, whilst 14 is a greater density than would otherwise be permitted each would most likely be considerably smaller than a typical detached dwelling built on each of the 5 building blocks. However, there did not appear to be any indication in the application as to how large the floor area in each attached dwelling would be and how many rooms there would be in each.

3) To ensure the proposed number of attached dwellings did not go above 14 we believe there should be an additional clause in any amendment to the LEP e.g. specify a minimum average area of land required for each unit such as 197 square metres in this case.

4) Location of the entrance to the carpark would be directly opposite our house. Whilst we don't think this would be a great problem from a traffic movement point of view we believe this to be a dangerous location for cars to go in and out of the carpark. Reason we make this statement is that the intersection of Wyndora Avenue and McDonald Streets is relatively busy because of the blocks of units at the northern end of McDonald Street and because Wyndora Avenue and McDonald Street are often used as a short cut to go over the hill between Freshwater and Warringah Mall. Because this intersection is at the top of the hill and the hill becomes considerably steeper leading up to the intersection it is relatively blind when coming out of driveways near the top of the hill, such as ours at 177 Wyndora. Vehicles travelling from McDonald St to Wyndora Ave are often at or near the speed limit as it is a wide intersection leading into the steep downhill part of Wyndora.

On this basis we believe Council should look further into the proposed driveway location and the road traffic situation to ensure an ongoing dangerous situation is not created. Some form of traffic calming such as an island may be advisable at the intersection of McDonald and Wyndora.

Please keep us advised of progress in regard to this development.

Yours faithfully
Fred and Pamela Brain
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