
Sent: 27/07/2014 6:33:10 PM
Subject: PEX2014/0005

Dear Ms Pedersen

PEX2014/0005 - 184 Wyndora Avenue Freshwater

I provide the following comments:

Planning

1. Schedule 1 of WLEP2011 includes permitted uses such as Clubs, Cafes, Business, Shops, Recreation facilities etc – All provide benefits to local communities.

How does a Medium Density development fit into Schedule 1. Is this the correct way to proceed or should Council rezone the whole of Freshwater for Medium Density to allow such a proposal to proceed. Is such 'spot rezoning' permitted or justified.

Design

(I understand that this is a Planning Proposal but as Council has accepted 'sketch plans' the following comments are made:

2. The 4.5m front setback is not a typical streetscape character for any suburb in Warringah, and would alter the streetscape amenity.

General

3. I believe that if Council is seriously considering medium density (which should be supported in the appropriate locations), then 'spot re-zoning' should not apply.

Regards

Joseph Tramonte

owner

14 McDonald Street Freshwater

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