



SYDNEY
CENTRAL COAST
NEWCASTLE

PO Box 4400, East Gosford NSW 2250
02 4321 0503

PO Box 958, Newcastle NSW 2300
02 4929 1843

E: admin@ckds.com.au
W: www.ckds.com.au

29 October 2021

Claudio Minns
Life Property Group

Dear Claudio,

Project Ref: Freshwater Mixed Use
50 Lawrence Street, Freshwater NSW

RE: Views for neighbouring property

On behalf of CKDS Architecture Pty Ltd, I confirm that the photo montages on pages A-8001 and A-8002 that accompanied the Development Application submission for the proposed development at 50 Lawrence Street, Freshwater NSW are consistent with the LEC guidelines. The wire frame and proposed montages are based on the survey and photos provided. The montages we believe are an accurate depiction of the view from the neighbouring property.

This opinion is based on the survey information provided by Byrne and Associates (P.O. Box 167, Narrabeen NSW 2101 02 9913 7110). Byrne and Associates are accredited by the Institution of Surveyors NSW and the Association of Consulting Surveyors NSW and have been in operation since 1964.

The photographs were produced by Dave Tozer from Open 2 View Photography (0412 106 788). The photographer has confirm the camera used was a canon 5d mk2 full sensor with canon 17-40mm lens. The height at which each image was taken has been noted on the drawings for clarity.

Attachments:
Survey by Byrne and Associates - 11008D3.pdf
View analysis by CKDS - DA-8001, DA-8002, DA-8003, DA-8004

Sincerely,

Matthew Taylor
Senior Associate
Registered Architect ARBN 7903

VIEW ANALYSIS DETAILS:

7/52 Lawrence Street, Freshwater

Photo 1: Living Room

Seated at 1.1m (h) above FFL

Photo 2: Living Room

Standing at 1.6m (h) above FFL

Photo 3: Bedroom

Standing at 1.6m (h) above FFL

Photo 4: Bedroom

Seated at 1.1m (h) above FFL



View 1 - Existing
SCALE @A1



View 1 - Wireframe
SCALE @A1



View 1 - Proposed
SCALE @A1



View 2 - Existing
SCALE @A1



View 2 - Wireframe
SCALE @A1



View 2 - Wireframe
SCALE @A1

DEVELOPMENT APPLICATION

VIEW ANALYSIS DETAILS:

7/52 Lawrence Street, Freshwater

Photo 1: Living Room	Seated at 1.1m (h) above FFL
Photo 2: Living Room	Standing at 1.6m (h) above FFL
Photo 3: Bedroom	Standing at 1.6m (h) above FFL
Photo 4: Bedroom	Seated at 1.1m (h) above FFL



View 3 - Existing
SCALE @A1



View 3 - Wireframe
SCALE @A1



View 3 - Proposed
SCALE @A1



View 4 - Existing
SCALE @A1



View 4 - Wireframe
SCALE @A1



View 4 - Proposed
SCALE @A1

DEVELOPMENT APPLICATION

VIEW ANALYSIS DETAILS:

14/33 Cavil Street Freshwater

Photo 5: Living Room

Standing at 1.6m (h) above FFL

Photo 6: Living Room

Seated at 1.1m (h) above FFL

Photo 7: Bedroom

Standing at 1.6m (h) above FFL



View 5 - Existing
SCALE @A1



View 5 - Wireframe
SCALE @A1



View 5 - Proposed
SCALE @A1



View 6 - Existing
SCALE @A1



View 6 - Wireframe
SCALE @A1



View 6 - Proposed
SCALE @A1

DEVELOPMENT APPLICATION

VIEW ANALYSIS DETAILS:

14/33 Cavil Street Freshwater

Photo 5: Living Room	Standing at 1.6m (h) above FFL
Photo 6: Living Room	Seated at 1.1m (h) above FFL
Photo 7: Bedroom	Standing at 1.6m (h) above FFL



View 7 - Existing
SCALE @A1



View 7 - Wireframe
SCALE @A1



View 7 - Proposed
SCALE @A1

DEVELOPMENT APPLICATION