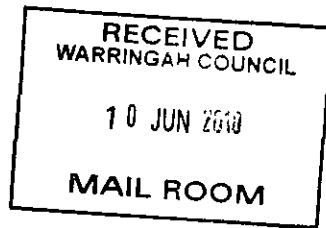
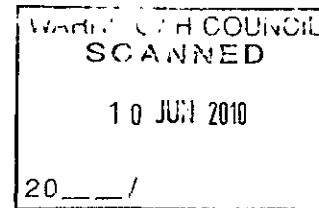


The General Manager  
Warringah Council  
Civic Centre  
725 Pittwater Road  
DEE WHY 2099



Brian & Margaret Cavill  
17 Marlborough Ave  
FRESHWATER  
NSW 2096

9 June 2010



To the Attention of :  
Planning and Development Services

**Re: DEVELOPMENT APPLICATION NO. DA 2010 / 0697**

22 - 26 Albert St, Freshwater, 5 - 21 Lawrence St, Freshwater, 18 - 22 Marmora St, Freshwater

We believe that the bulk of this development is completely out of character with the Freshwater village shopping precinct, and would like to submit the following particular objections to the development application :-

**LANDSCAPED OPEN SPACE (GENERAL)** - *The bulk and scale of the proposed buildings and their lack of adequate separation will not allow for sufficient landscaped open space to meet the future requirements of the occupants of the buildings.*

**DENSITY** - The H1 Freshwater Beach locality requires one dwelling per 450m<sup>2</sup> of site area - The total H1 area equals 1649.9m<sup>2</sup>. The development proposes to build five (5) dwellings wholly and four (4) dwellings partially within the H1 area of the site

*The proposed density is substantially greater than the controls allow*

**HEIGHT** - The H1 Freshwater Beach locality limits the height to a maximum of 8.5m whilst the H2 Harbord Village locality limits the height to a maximum of 11m and buildings are not to exceed three (3) storeys. The maximum height proposed within the H1 locality is 9.2m. The maximum height proposed within the H2 locality is 16.6m - *The proposed maximum heights across the site exceed the control limits*

**COMMERCIAL CAR PARKING** - *The DA proposes to provide 92.3 commercial spaces less than the number required.*

**LANDSCAPED OPEN SPACE** - The H1 Freshwater locality requires 40% of the site to be landscaped open space

The proposed detached style dwellings/townhouses located within the H1 locality allows for only 33.7% of landscaped open space - *The amount of landscaped open space proposed does not meet the minimum standard required.*

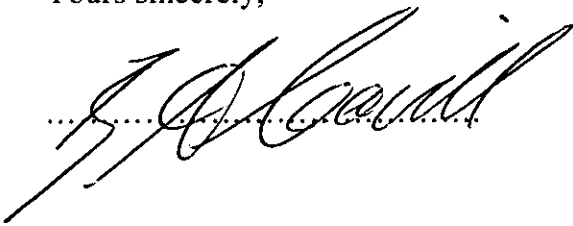
**FRONT BUILDING SETBACK** - The H2 Harbord Village locality requires the third storey of the building to have a minimum front setback of 5m.

The proposed Building A fronting Lawrence Street provides for a front building setback of only 4m to the building facade and only 2.2m to the sun control awning - *Building A is non-compliant.*

**LAND USE** - The proposed Buildings, B, C and D and the Townhouses which will occupy H2 land all have ground floor residential dwellings and are, therefore, specially excluded under Category One. *Buildings B, C and D are non-compliant.*

**TRAFFIC CONGESTION**, the **AMENITY** of the area, the **SAFETY CONCERNS** in regard to the electrical substation and the future of the present shopkeepers, all need to be looked at closely before a development is considered.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J. D. Cavill", written over a horizontal dotted line.