

Neil Pears

Unit 8

18 Dowling Street

Queenscliff

NSW 2096

5<sup>th</sup> June 2010

Tel:99398480

Mob:0448044028

Dear Sir or Madam

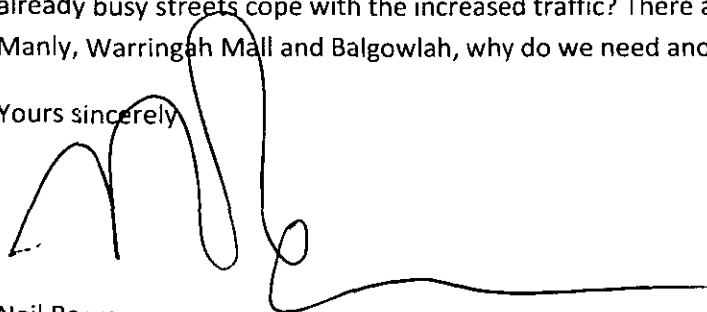
I am writing regarding the proposed development in Freshwater Village and have a number of issues to raise.

- The locality requires one dwelling per 450m<sup>2</sup> of site area. The development proposes 5 dwellings wholly and 4 dwellings partially within a 1649.92m<sup>2</sup> area, greater than controls allow.
- The proposed heights across the site exceed the control limits.
- The amount of landscaped open space proposed does not meet the minimum standard required.
- The proposed Building A fronting Lawrence Street provides for a front building setback of only 4m to the building façade and only 2.2m to the sun awning which is non-compliant.
- The lack of separation of the buildings will not allow for sufficient landscaped open space.
- The stated number of commercial car spaces is less than the number required.

If this proposal were to be allowed it would change the unique character of Freshwater Village.

The community is well provided for now, why do we need a new development and how would the already busy streets cope with the increased traffic? There are bigger shopping centre in Dee Why, Manly, Warringah Mall and Balgowlah, why do we need another one in Freshwater?

Yours sincerely



Neil Pears

