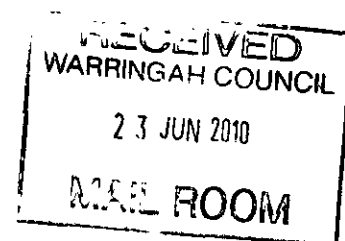
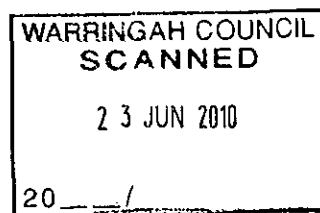


Date: 21.6.2010

The General Manager  
Attention: Planning and Development Services  
Warringah Council  
Dee Why NSW 2099



Dear Sir /Madam:

I write in reference to the following Development Application:

**FRESHWATER VILLAGE DEVELOPMENT – DA2010/0697**

Firstly I should state that I am not opposed to development of the site(s). However, I feel that the proposal put forward by Freshwater Village Developments Pty Ltd displays little regard for current planning controls, the needs and desires of local residents or the long-term maintenance of Freshwater as a 'village.'

**Planning Control Contravention**

The proposal contravenes the Warringah Local Environment Plan (WLEP 2000) in a number of significant ways.

- Housing density (H1 and H2) breaches WLEP
- Building height (H1 and H2) breaches WLEP (By over 50% of the existing height limit!)
- Front building setback (H1) breaches WLEP
- Landscaped open space (H1) breaches WLEP

In addition:

- 3500m<sup>2</sup> of retail development is not 'small' retail as desired in the WLEP
- 5 storey buildings are not 'low-rise' as desired in the WLEP

**Traffic**

The proposal has it that 337 underground car spaces will be accessed through a single entrance/exit on Albert St, where the current exit from the Grower's Market car park is. Apparently there will be no adverse impact through increased traffic flow, even though the developers acknowledge there will be increased traffic.

Anyone who has experienced the significant traffic problems already existing in Freshwater village, especially on a weekend/sunny day/summer holiday, would find it hard to believe that more cars to the area won't adversely impact traffic in the village.

It is clear the proposed development will add significant load to traffic flow, and silly to suggest that it will operate at the 'same level' as put forward in the proposal.

### **The 'Village'**

The proposal states that the development "...will assist in achieving its status as a 'small village' capable of supporting the surrounding neighbourhood and providing for housing needs and choices..."

Freshwater is already a small village ably supporting surrounding residents existing in a number of different housing options.

In addition, within a few of kilometers of Freshwater there is one of the biggest shopping malls in Australia – Warringah Mall – as well as established retail areas in Manly, Manly Vale, Balgowlah and Dee Why.

We are hardly in need of another large retail space.

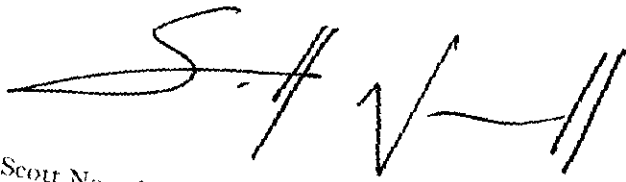
### **In Conclusion**

I am not opposed to development, but strongly opposed to this particular development for a number of reasons:

- It doesn't comply with or show any respect for current planning controls or future council vision for Freshwater Village.
- Traffic will increase substantially, and Freshwater Village is ill-equipped to handle any increase.
- A development of this scope will have enormous environmental consequences, only some outlined above.
- This is a development solely to maximize profit for a small number of people, rather than a carefully planned vision for what is best for the residents of Freshwater Village.
- The essence of what makes Freshwater Village a 'village' will be lost. In most cases, local, independent shop owners and suppliers are forced out by the economic might of a larger company, leading to a chain of homogenized towns lacking organic growth and individual culture. 'Charm', if you like. If this occurs it is in direct contravention to Warringah Council's thoughtfully stated aim of maintaining Freshwater as a 'small village'.

Thank you for the opportunity to voice these concerns.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'S' followed by 'N' and 'W' with double vertical lines through them.

Scott Nowell