
Sent: 28/07/2014 2:15:56 PM
Subject: Online Submission

28/07/2014

MR Graham Opie
16 The Drive ST
Freshwater NSW 2096

RE: Mod2014/0117 - 5 Lawrence Street FRESHWATER NSW 2096

In relation to DA2007/0856 and the subsequent Mod2014/0117.

How is a nearly 40% increase in occupancy considered a modification as opposed to a new Development Application that should be assessed under Warringah LEP 2011?

The council is obliged to assess such a "modification" under current planning laws and should consider all major redevelopments, such as the Mounties and 36 Wyndora, as a planned balance of low-rise residential zones, alongside specific areas of medium density living, rather than as an ad hoc 'modification'.

As yet unapproved but advertised for sale.

Traffic fed from the Mounties on Evans St, the Wyndora development and an increase in the Marmora St development will make these roads unusable for local rate payers.