

10/06/2010  
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MR Sean King  
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Charles  
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Freshwater  
NSW  
2096  
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<strong>

RE:

DA2010/0697 -  
22 - 26 Albert Street  
FRESHWATER NSW 2096</strong>

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I would like to submit the following objections to the above development application, all of which reference the blatant disregard the DA shows to the Warringah Council Local Environment Plan 2000.<br/>

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1 - Car Parking; the DA proposes far fewer parking spaces than is required for a development of this size.<br/>

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2 - Building Height; several of the proposed building exceed the current height restrictions of 3 storeys.<br/>

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3 - Density; the DA proposes a housing density unsuitable for the area and the current resources.<br/>

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4 - Traffic; the DA proposes a single exit and entry, the proposed density and expected influx for the retail sector will create traffic chaos.<br/>

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5 - Setbacks - the DA proposed setbacks do not comply with Councils LEP.<br/>

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6 - Community - a complete lack of community consultation has occurred, nor assessment of the current cultural fabric of the area considered.<br/>

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Allowing any diversion from Councils LEP and the lack of a Master Plan for the area will open up the opportunity for further inappropriate and non complying development within Freshwater Village.<br/>

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Thank you for your consideration of these matters,<br/>

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Sean King

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