



OUR MAJOR CONCERNS

1. Significantly increased traffic congestion around the Village and nearby narrow streets created by this development. Its Albert St entry and exit funnel point for 337 vehicles is bad design and will potentially gridlock the area .
2. Loss of a valued fresh food market, its street-level car park, other retail shopping and services for the period of construction and beyond.
3. Creates the first gated residential community in Freshwater's history.
4. Massive disruption to the community during the almost 2 years of its proposed \$60m demolition and construction process.
5. Lack of clarity as to who will be the large retail anchor tenant occupying 1,235 sq. metres of the retail capacity in the Development. The DA specifies a fresh food outlet, with the possibility of a Woolworths affiliate.
6. Impact on the fabric and public amenity of the Village, and the financial goodwill of its current shopkeepers.
7. Height and bulk of the development (particularly where it breaches the requirements of the LEP) plus minimal community and residential open space.
8. Safety concerns for a proposed 5-story residential building with 30 units backing onto a large electricity sub-station, and adjacent to a telecommunication base.
9. The recently completed Village upgrade will inevitably be disturbed by both demolition and construction activities.
10. Major environmental and geotechnical issues relating to storm water drainage from the complex to the beach.
11. Not child-friendly within the complex and with nearest open space being Jacka park.
12. Other would- be Village developers are sweating on any concessions obtained by this DA process.
13. It is being considered before a foreshadowed Freshwater Village Master Plan has been formulated, and will negate that process.

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