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Subject: Online Submission

09/07/2021

MS Lesley McQuade
126A Lawrence Street ST
Freshwater NSW 2096
lea.mcquade@outlook.com

RE: DA2021/0744 - 50 Lawrence Street FRESHWATER NSW 2096

Re. Objection to Development Application DA2021/0744

This proposal is an over-development of a narrow plot at a busy junction.

The plans show 'build to boundary' on 3 of the 4 sides of the site and the building massively exceeds the allowable bulking on the site in terms of total site coverage.

Above 11m height limit on eastern side.

The development is not compliant with landscaped area requirements and minimally address the issue of a lack of deep soil planting. The Warringah DCP requires 147.5m² of soft-landscaping - 54.18m² is provided including the upper levels. The aspect and size of the deep soil areas will result in minimal vegetation growth or drainage.

Occupancy, parking and traffic implications:-

Residents parking access too close to junction of Dowling Street and Lawrence Street, plus requiring resiting of main local route Bus Stop.

11 Residential units = maximal occupancy of 32 residents - allocated with 6 car spaces for 3 units (12 possible residents)

1 car space for 8 other units (low ceiling height) - potential of 12 + additional cars seeking street parking.

At least 1 of the commercial car spaces on ground floor will be difficult to use due to access, leaving only 2 for occupiers of the commercial units and their customers, resulting in no net removal of additional street parking close to a dangerous and busy junction.

Lesley McQuade
126A Lawrence Street, Freshwater, 2096