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Subject: Online Submission

19/06/2020

MR Julien Gastaldi
28 Dowling st ST
queenscliff NSW 2096
bulandgasta@gmail.com

RE: DA2020/0543 - 50 Lawrence Street FRESHWATER NSW 2096

Dear Assessment officer

We write to add our voice to a chorus of objections from neighbours and resident to the development as proposed.

As owners of the property at 28 Dowling St the proposed DA 2020/0543 does not meet in our view the standards for approval. It will adversely affect our property and lives as well as our neighbours and our community.

In addition, some comments about the location and function of the proposed building.

Please note that all submissions are not against development in general. Most of us agree that something can be built on this location, but - to echo MR Brett McPherson Smith's submission our direct neighbour and direct neighbour to the proposal: please make it a landmark of excellence in design and incorporating all the features it should have for the community and environment.

Also, we were not advised of this proposal until neighbours came by to advise us this week. This is poor practice and we should have been directly advised in a timely fashion.

We therefore only have time to reiterate what others have said: [extract from Mrs Conlon's submission]

The proposal for a shop top commercial development with 11 residential apartments, over three levels and underground car park:

- is inconsistent with the current use of the building on the site - going from just commercial to include residential housing
- the layout and density of the proposed building is taking up the majority of the land which is bordered by three roads, the existing building now only takes up 50% of the land. The plans illustrate that the design submitted would extend to the boundary on three sides, with the setback area close to the boundary on the fourth side, which adjoins to a residential zoned property.
- the height is a major concern, going up two more floors, to close to 12 metres across the block - which is above the maximum height plane.
- the scale and design of the proposed development is also incompatible with all the adjoining and surrounding residential properties that are all in the Freshwater lowdensity residential zone (R2 zone) and is a conflict between land uses in the adjoining zones or nearby residential land uses as per guidelines stated here <https://legislation.nsw.gov.au/#/view/EPI/2011/649/partlanduseta/included5> which notes - that

requirement to minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.

Consequently:

- o dramatically impacting the surrounding and adjoining neighbours that are residential premises. These properties are characterised by landscaped settings that are in harmony with the natural environment of Warringah. (source - Warringah Local Environmental Plan 2011 Current version for 17 April 2020 to date, accessed 13 June 2020 at 14:52)
- o impact privacy to those properties
- o bring about more noise from people, increase traffic, and the building itself would enhance current traffic noise due the acoustic it would create.
- o the proposal does not meet the required landscape area, and will take away the current amount of green/grass outlook that site currently has, and in keeping with the neighbouring properties
- o The proposal does not satisfy what is required from the developer on how this will impact views - as per Warringah DCP Part D - D7 Views <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/Book.aspx?exhibit=DCP&hid=132> and impacts a number of residential properties, including my own.
- o Given the scope, bulk and overall design of this development application, if approved, this shall consequently decrease the property values of surrounding residential dwellings
- o Overall, the proposed scale does not blend aesthetically with the existing buildings including two Heritage properties directly across the road to the north of the site - Harbord Literary Institute, opposite on the corner of Lawrence Street and Oliver Street & Early Childhood Health Centre, 29 Lawrence Street, Harbord. This does not comply with development requirements under Part G Section 18 of the Warringah DCP and the application makes no reference to council requirements detailed on the following link <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/Book.aspx?exhibit=DCP&hid=4532>

Furthermore, I object this development due to the impact it would have on my property directly. If this development were to be approved it will:

- have a dramatic effect on my property value - I don't believe this development of 4 levels would have been possible in the Harbord Locality guidelines when I purchased my property
- I would lose my district views - which are to the northeast overlooking Freshwater basin with an ocean vista. If this development were to proceed, my view would be replaced by an unattractive building, including the roof property - which from the plans looks like there would be a range of outlets including air-conditioning units and other material. Please refer to the attached photos that show my current view, and one including the proposed development to scale.
- impact on my privacy, the enjoyment of my living space
- impact my north-easterly sea breezes in summer
- decrease resident and visitor parking for myself and my neighbours, which is already limited, including that on Oliver Street
- result in resident noise at night and weekends, from the residential apartments (that don't exist at the moment)
- Additionally, all the above points would also have a dramatic effect on all a number of my neighbours' properties as well
- I have concerns for all residents and businesses in the community, due to the amount of

noise and hazards to traffic that they too would have to endure with the scope of works proposed - including the excavation of an underground car park

- Any development on this site would impact local residents and businesses alike with decreasing the amount of all-day parking in the immediate vicinity
- Also, Freshwater Village has so many vacant shops and commercial premises, I don't believe the community requires any more