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**Sent:** 19/06/2020 4:13:41 PM  
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19/06/2020

MR Phillip Curry  
406 / 168 Queenscliff RD  
QUEENSCLIFF NSW 2096  
philcurry50@hotmail.com

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

To: Phil Lane re DA2020/0543 - 50 Lawrence St., Freshwater

My wife and I have had a 45 year relationship with Freshwater both as residents and lately in an adjacent suburb. We maintain a keen interest in the suburb as it develops and hope that changes will modernise the village without destroying it's character. Unfortunately not all more recent developments have satisfied our vision and this DA in particular, if approved, will have dire consequences for the amenity of Freshwater. We strongly object to this development in it's current form.

Lot 1 in DP 571975, No. 50 Lawrence St, Freshwater is a gateway site to the commercial hub of Freshwater and should play an important role in the suburbs commercial and recreational opportunities. The site is small (little more than an average single residential block in Freshwater), sloping, irregular in shape, boarded on three sides by a busy road network and provides real challenges for developers. The existing low rise retail and commercial office building has made appropriate and good use of the site for many decades and provides a blue print to developers for what works in this location. Unfortunately DA2020/0543 concentrates on the potential residential yield of the site and ignores most other considerations.

The proposed building is bulky, covers the entire block and seeks approval to exceed both the story and height limits of the LEP in the middle third of the building to accommodate this bulb. This aspect alone should be sufficient grounds for refusal of the application.

The new second access point proposed from Dowling Street is problematic and should not be supported. The access point is dangerously close to the busy Dowling/Lawrence St. intersection and requires the removal of the accessible bus stop on Dowling St. This bus stop provides a very important service to public transport commuters accessing the western end of the commercial centre and must be retained. Additionally this bus stop is situated in the broadest part of Dowling St. and does not interfere with or delay traffic approaching the Dowling/Lawrence St. intersection.

The surrounding often gridlocked road network will limit retail opportunities on the site and no doubt impact on the amenity of residential occupants should the development go ahead.

The building form ignores its proximity to the heritage buildings directly to the north and is inappropriate in this context. It will stick out like a sore thumb and will diminish the amenity of the surrounding area.

No reasonable thought seems to have been given to landscaping in an effort to soften the impact of the building. The current proposal is inadequate and unacceptable.

I could go on but hope that the above comments are enough to convince Council that this DA is substantially non-compliant, inappropriate for Freshwater and should be refused.

Yours Sincerely

Phil Curry