
Sent: 8/07/2021 3:51:48 PM
Subject: Online Submission

08/07/2021

MRS Geraldine Mol
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Freshwater NSW 2096
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RE: DA2021/0744 - 50 Lawrence Street FRESHWATER NSW 2096

I object to this development application with the below comments;

- The proposed 4 storeys and > 11m height exceeds the LEP limits of 3 storeys and 11m.
- Non-compliant with the DCP landscaped area requirement. 25% of the site required.
- The residential component of the proposal dominates the site. This is inconsistent with the land use B2 zoning which requires the provision of a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. A development disproportionately comprising 70m² allocated to commercial use and 900m² allocated to residential use cannot achieve the intended outcomes of the B2 zoning.

The proposed development is out of character with the buildings in the rest of the village

They have not allowed for enough parking

The extra driveway being proposed decreases pedestrian safety in the village

I am very concerned that the 167 bus stop will need to be removed or relocated which will affect me and others who use this stop, there is no other suitable place on that side of the village

This is basically a proposal for an apartment building masquerading as a shop top development. The shop ceiling has been lowered and the size of the shops reduced.