
Sent: 19/06/2020 12:43:25 PM

Subject: RE: Objection of Development Proposal Ref: DA2020/0543

Northern Beaches Council
PO Box 82
MANLY NSW 1665

Attention: Phil Lane, Principal Planner

RE: Development Proposal Ref: DA2020/0543
Lot 1 DP 571975, 50 Lawrence Street Freshwater, NSW 2096

Dear Phil,

I am a direct neighbour of the development application **DA2020/0543** for 50 Lawrence Street, Freshwater, and wish to submit my letter of objection.

This proposed property development is situated directly across the road (Oliver Street) from the block of units I live in here in Cavill Street, Freshwater.

The current property of 50 Lawrence Street is a small lot of 590 sq. meters and is used for commercial purposes for a homeware shop as well as a Strata Management office.

The proposal of this development at 50 Lawrence Street is exceptionally large considering it will be the centre point of a road junction of 3 very busy roads. The immense extra traffic including traffic noise will be extremely impactful both during construction as well as post construction once residents and tenants commence residing in the property.

Not only will the proposed development (which will be inclusive of 11 residential apartments, over 3 levels, including an underground car park) be an eyesore, it will also pose the following concerns:

- Contradiction with the current purpose of the building on the existing site. That is, going from commercial only, to commercial *plus* residential.
- The height of the proposed development will increase to 11 meters.
- Freshwater is a low-density residential zone, and the proposed development is not compatible with the surrounding residential properties
- The scale and design of the proposed development is inconsistent with the current surrounding residential properties. Also, Freshwater's low-density zone is another conflict with the proposed development.
- There will be increased traffic noise, creating discomfort to surrounding residents and businesses.

- It will have an impact on current surrounding residential property values and if this proposed development goes ahead, it will subsequently reduce the value of nearby properties.

In conclusion, I'd like to reiterate my concern of the impact that this proposed development will have on the local businesses and residents. The noise of the proposed works, which will obviously include excavation and knockdown of the existing building, will incur a level of stress that residents and business owners will not need.

Thank you for your time in considering my submission.

Kind regards

Jacqui Summerhayes
11/33 Cavill Street
FRESHWATER NSW 2096