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27/06/2020

MR Nathan Lo  
13 Nenagh St ST  
North Manly NSW 2100  
nathan.lo@sydney.edu.au

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

I am opposed to the development for the following reasons:

1. The proposed part 4 storeys and 12m height exceed the LEP limits of 3 storeys and 11m.
2. Non-compliant with the DCP landscaped area requirement. 25% of the site required/small rooftop garden only proposed.
3. 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 70m<sup>2</sup> allocated to commercial use and 900m<sup>2</sup> allocated to residential use cannot achieve the intended outcomes of the B2 zoning.
4. The sheer bulk of the building overshadows the neighbouring property to the south.
5. The proposed development is totally out of character with the heritage buildings to its north and the Freshwater Village in general.
6. The proposed on-site parking allocation is 2 spaces short of the DCP parking requirement. 21 required/19 provided.
7. The addition of an extra access driveway in Dowling Street contravenes the intent of the Freshwater DCP to improve pedestrian safety in the Village.
8. The proposal requires the removal/relocation of the accessible 139 bus stop in Dowling Street, adversely impacting public transport access for able bodied and disabled public transport commuters to the commercial centre of Freshwater.