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19/06/2020

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

I ask that this application be rejected in its current form. Major modifications should be required before a development proceeds on this site.

Because of the location of this property at the intersection of Lawrence and Oliver St it is essentially the gateway into Freshwater Village. It should communicate the character, nature and amenity of the Freshwater area. This building is a monolith which totally fails to do that.

The proposed building is over height, it takes up almost the entirety of the block and allows for very little greenspace.

It fails to maintain the integrity of the local area. It is in no way in keeping with the "low scale" "coastal character" of Freshwater outlined in the Freshwater Village DCP.

The proposal will add to traffic problems in Freshwater and raises safety issues associated with the 139 bus stop in Dowling St. Crossing Dowling St after alighting a bus is already dangerous because of the volume of traffic. This will be made worse by the proposed eastern driveway to this building and the additional traffic. The assertion that 19 parking spaces on the site is sufficient is laughable.

The B2 zoning which applies to this property requires "a range of retail, business, entertainment and community uses that serves the needs of the people who live in work in and visit the local area". The application does not contribute to this. It is not a genuine "shop top" proposal. The small commercial spaces in this proposal are just a mechanism to develop a site and make the maximum amount of money possible from the maximum number of apartments. It will add nothing to the commercial or cultural life of the village. It highly likely that the shop spaces will be too small to be useful and that they will remain empty like many of the other spaces along Lawrence and Albert Sts.