
Sent: 10/07/2021 11:30:44 AM
Subject: Submission to DA 2021/0744
Attachments: DA2021-0744 50 Lawrence Street.docx;

To whom this may concern.

Please add my submission in regard to the proposed development DA 2021/0744.

The delay in my submission was due to me reading the submission deadline being 12 July – which was for the DA above it on the Northern Beaches web page (rather than 9 July listed)

Many thanks

Gary Wearne

Submission to DA 2021/0744

- 50 Lawrence Street FRESHWATER NSW 2096

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1975859>

As a local resident living within 40 meters of the development (6 Undercliff Road Freshwater); my concerns on the development are as follows. I urge council to consider these items and impact they have on the suburb of Freshwater and for these reasons I object to the Development Application proposal.

- The corner of Oliver / Dowling Street (as the property impacts both) and Lawrence is a gateway to the Freshwater basin shopping area; this building is out of character with the other buildings in this area and will cause a juxtaposition / eyesore due to its height and lack of green space. This will reduce the village feel that Freshwater currently enjoys and reduce the attraction for visitors and pedestrians throughout the year to the Northern Beaches.
- Precedents for recent developments in this part of Freshwater have been to restrict shop heights three levels including where tiering has occurred due to the angle of the land. Setting a precedent for higher buildings development will significantly impact future developments allowing the area to also become more developed and resulting in significant impact on traffic and pedestrian movements and local parking facilities. This is not a precedent we should start.
- As the development strip is rather narrow the ability to provide set-back is non-existent and amount of green space to allow the development to be friendly to the eye and surrounding in limited as evidenced by the lack of real landscaping (pursuant to DCP requirements) This exaggerates the height of the development placing it further out of place in its surrounds.
- The lack of set back is also further extenuated by the design of the building on the side as it runs up Dowling street. This occurs as there is no awning allowed for this part of the building; causing the building to appear as on large lump of construction rising from the footpath with no break-up of building line. This also places it out of line with other buildings constructed in the area which do have concrete awnings at the first level and a set back at the third level. This does occur at the front of the building where the presentation is in line with the building approach in the area; this should also occur on the side of the building to allow the Freshwater shopping precinct to have welcoming feel to its architecture. This issue also applies to the Oliver Street side.
- Although there is a unit block of a similar height across the road to this DA - this unit block:

- does not fall with the combined zoning of shops and residential
- was built possibly more than 40 years ago and if built now may not be approved consequently, this building should not be allowed to be used as a precedent for this proposed development – to do so would also be setting a precedent to allow large changes to Freshwater village and residential feel.

In regard to the Northern Beaches Development control plan it is submitted that this DA does not fall within the requirements for 'Number of Storeys' in the following ways.

- To ensure development does not visually dominate its surrounds (DCP)
 - this DA will visually dominate its surrounds (in general and due to its height) and change the existing feel of the area; particularly in regard to the sides of the building where there is no design to reduce this impact.
- To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes (DCP)
 - This building when view from nearby properties and streets impacts development and may cause precedent for future developments to completely change the nature of the Freshwater area.
- To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties (DCP)
 - The traffic flow in this area is already significant – additional pedestrian and vehicle movements in the area will cause further congestion and frustration for existing residents and may require additional traffic changes by the council to manage the impact.
 - With less car spaces than is compliant to the DCP will mean that additional cars will be parked in the already congested streets causing more inconvenience to existing residents and most likely requiring further review of Parking requirements by the Northern Beaches council in this area of Freshwater.
- To complement the height of buildings control in the LEP with a number of storeys control (DCP)
 - This development does not meet this require which has a precedent of 3 in the surrounding area of the shopping village of Freshwater.

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