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18/06/2021

MR Phillip Curry  
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QUEENSCLIFF NSW 2096  
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**RE: DA2021/0744 - 50 Lawrence Street FRESHWATER NSW 2096**

Attention: Rebecca Englund

Re: DA2021/0744 - 50 Lawrence St, Freshwater

I am very disappointed that the previously withdrawn application DA2020/0543 has been resubmitted with little effort on the part of the developer to address the non-compliances and deficiencies of the original application. This proposal seeks approval for what amounts to a bulky and poorly designed residential apartment building with a very small commercial component jammed into the slope at the northern end of the site.

I strongly object to the application on the following grounds:-

1. Four storey buildings are not allowed under the Freshwater Village DCP.
2. The commercial component of the proposal is minor and does not comply with the B2 zoning of the site.
3. The proposed on-site parking allocation is non-compliant with the DCP by 3 spaces.
4. The addition of a new driveway in Dowling Street contravenes the intent of the Freshwater DCP to improve pedestrian safety in the village and would require the removal of the accessible bus stop thereby restricting public transport access to the village centre.
5. The proposed development is totally out of character with the heritage buildings to its north and the Freshwater Village in general.
6. The landscape plan is inadequate and has little regard to the developments impact on the public domain which surrounds this gateway site.
7. The impact of the proposed car parking and loading dock arrangements on the surrounding road network will be profound. The site has frontages to 3 very busy roads including the main two intersections connecting the road network to the village. Pedestrian safety around the site will be severely compromised.

Yours Sincerely  
Phil Curry