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**RE: DA2021/0744 - 50 Lawrence Street FRESHWATER NSW 2096**

Attention: The Assessment Officer, Rebecca Englund.

50 Lawrence Street is an important site and is very much a gateway to the Freshwater Village. Therefore it requires good architectural form. My main concerns are with the bulk and scale of the development and the seemingly tokenistic retail space which is tiny when compared with the residential component. Whilst the existing building is dated, this new development fails to provide benefit to the local community. This could be remedied via reducing the bulk and scale to comply with the Warringah LEP and Warringah DCP, adding greenery to soften the exterior and increasing the amount of retail space. Further could be done in the design to compliment the streetscape and pedestrian traffic. Specifically, I raise the following objections:

- The proposed 4 storeys and > 11m height exceeds the LEP limits of 3 storeys and 11m.
- Non-compliant with the DCP landscaped area requirement. 25% of the site required.
- 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.
- The sheer bulk of the building continues to overshadow the neighbouring residential property to the south.
- The proposed development is totally out of character with the heritage buildings to its north and the Freshwater Village in general.
- The proposed on-site parking allocation is short of the DCP parking requirement with 19 being required. Given the paucity of parking in Lawrence Street and surrounding streets there is no leeway for parking concessions
- The addition of an extra access driveway in Dowling Street contravenes the intent of the Freshwater DCP to improve pedestrian safety in the Village.
- The proposal requires the removal/relocation of the accessible 167 bus stop in Dowling Street, adversely impacting public transport access for able bodied and disabled public transport commuters to the commercial centre of Freshwater.
- This is basically an application for an apartment building masquerading as a shop top development with the shop area being minimised to accommodate more apartments. This was done by both reducing both the ceiling height and size of the two shops.