
Sent: 30/06/2020 7:16:09 PM
Subject: Online Submission

30/06/2020

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

My Concerns are as Follows -

The proposed part 4 storeys and 12m height exceed the LEP limits of 3 storeys and 11m.

The DA is non-compliant with the DCP landscaped area requirement. 25% of the site required but there is only small rooftop garden proposed.

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 70m² allocated to commercial use and 900m² allocated to residential use cannot achieve the intended outcomes of the B2 zoning.

The sheer bulk of the building overshadows the neighbouring 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 2 spaces short of the DCP parking requirement. 21 required/19 provided.

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 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. There ought to be space available for a bus shelter and seating.

The build cost at \$3.3m for 13 units, suggests a construction cost per unit of \$253k which is exceedingly low and implies a frugal approach to construction.

There is no mention of the linkage between the building and the public verge around it. Other buildings in Freshwater have supplied public amenities such as public seating, bicycle racks, public art, and landscaped garden plots.

I am completely opposed to this Development for the a above reasons, but mostly, this is the 4th Major Development in 7 years that has now completely ruined the Heritage, "Family Village" style of Freshwater. It has become unsafe to walk due to the immense increase in traffic, no where for the locals to park and get a local coffee, food, etc. I am beside myself with anger that I pay rates to a Council that has let this happen...!!!