
Sent: 8/07/2020 1:31:13 PM
Subject: Re DA2020/0543
Attachments: DA2020-0543 50 Lawrence St subm 20200708.doc;

Please see attached submission.

Regards, Ann Sharp

To: Northern Beaches Council
Email: council@northernbeaches.nsw.gov.au

Re DA2020/0543
50 Lawrence Street, Freshwater

8 July 2020

Dear Sir/Madam

I have only learned of this proposal recently and wish to object to the proposed development for the following reasons:

- The proposal is predominantly for residential not commercial use and is not consistent with the land use objectives for land zoned B2 Local Centre.
- The 4 storeys and 12m height of the building exceeds the height limit of 3 storeys and 11m for the local centre.
- The development is not sympathetic with the local heritage buildings located on the opposite side of Lawrence Street.
- The development does not provide an adequate rear setback or protect the amenity of the adjoining low density residential use.
- The bulk and size of the building is an over-development of the site that is also in a visually prominent location.
- The site coverage is excessive and does not allow for an adequate area of landscaped open space.
- The proposed vehicular access will conflict with pedestrian safety and the adjacent well used 139 bus stop at the corner site in Dowling Street.

Yours sincerely

Ann Sharp
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