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08/07/2021

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

I said it last time around this submission & I will say it again around this further attempt to submit this proposal. The village needs to be fully operational with all retail full, a functional and open IGA. This the wrong time for further development in the village, when there are empty shops & units.

I believe the proposal does not meet many requirements:

The proposed 4 storeys and > 11m height exceeds the LEP limits of 3 storeys and 11m. 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.