
Sent: 8/07/2021 6:14:55 PM
Subject: Submission DA2021/0744
Attachments: DA20210744 50 Lawrence Street.docx;

Please see attached my submission in regards to DA2021/0744.

Please advise it has been received for consideration.

Kind Regards

Jennifer Brooker
0418 185 976

Jennifer Brooker
7/52 Lawrence St,
Freshwater NSW 2096

8th July 2021

Northern Beaches Council
PO Box 82 Manly NSW 1665

Attention: Rebecca Englund, Planner

**RE: Submission on Proposed Development Application DA2021/0744
Lot 1 DP 571975 50 Lawrence Street Freshwater, NSW 2096**

Description: Demolition works and construction of a Shop Top Housing

Dear Rebecca,

I am writing this submission, to oppose the development application DA2021/0744 for 50 Lawrence Street, Freshwater.

This property is situated directly opposite my apartment, and visible from my living room, dining room, bedroom and kitchen.

I must say I can see VERY little change or difference to the first submission which was rejected. There has only been lip service paid to LEP and community / residents concerns raised in last submission.

I am very surprised by the size of the development on such a small area of land, surrounded by three extremely busy local roads. Oliver Street in particular is a main thoroughfare between Manly and Dee Why and as such generates high volumes of traffic. It will have a large impact on pedestrian safety – the area has high pedestrian activity, adding a loading dock, higher residential traffic to an already congested area has the potential to represent a very large pedestrian safety risk.

My understanding is the area is only 590 metres. On those 590 metres there is one small building of two stories, that houses a shop and some offices. A far cry from the large development proposed to be jammed onto this small site.

If this proposed building goes ahead, it will have a severe impact not only on my views, value of, my property but on my overall quality of life that I gain from having such a calm and peaceful urban / green seascape outlook. It was my one main reason for purchasing this property originally. I will note that this development of 4 levels would not have been possible in the Harbord Locality guidelines at the time I purchased my property.

Urban Design Report.

3. View Impacts NBC Comment: Discussions in the last couple of meetings was the request for a thorough view impact analysis in particular the impacts on the adjoining property to the south and view impacts to the properties to the west and subsequent view impact loss to the east. From the limited view impact analysis available due to restricted access into affected properties, it is anticipated that only first floor bedrooms of 30 Oliver St would be affected to a minor degree. Further review would necessitate photos of the actual outlook from affected rooms, and these already have significant vegetation in front of the windows. Consideration of district view impacts can be ascertained from the site analysis plan, and it would not appear in my opinion that there would be any significant view loss impacts from either 30 Oliver St or 52 Lawrence St.

This I dispute most strongly. No one has been in contact with residents in this building (52 Lawrence Street) to ascertain any of these effects – hence my earlier term of “lip service”. There has been no consideration given to how this proposed 4 story building over 11 metres (which is against LEP) would impact those residents closest to it.

Statement of Environmental Effects

I also dispute the conclusions in the, the 33F Town Planners Statement is incorrect in relation to 1. The DA is incompatible with the adjacent buildings (zoned R2), and 2. disrupts views and privacy to a number of residential properties.

I would dispute right back that the impact on residents at 52 Lawrence Street has been correctly or seriously reviewed – another “lip service” comment.

I strongly believe that the proposal for a shop top commercial development with 11 residential apartments, over four levels and underground car park:

- is inconsistent with the current use of the building on the site - going from just commercial to include bulking shop top residential housing
- is against Freshwater Village DCP
- appears not to comply with D2 zoning of the site
- only has marginal setback adjustment
- insufficient greenspace
- the layout and density of the proposed building is taking up the majority of the land which is bordered by three roads, the existing building now only takes up 50% of the land
- the height is a major concern, going up two more floors, **with the plans illustrating that the proposed development is over 11 metres in height.**
- the scale and design of the proposed development is also incompatible with all the adjoining and surrounding residential properties that are all in the Freshwater low-density residential zone (R2 zone)
- there are not enough car spaces – missing 3 by my count
- dramatically impacting the surrounding and adjoining neighbours that are zoned low density residential premises. These properties are characterised by landscaped settings that are in harmony with the natural environment of Warringah (source - Warringah Local Environmental Plan 2011).
- thus, the impact on adjacent properties privacy
- this would bring about more noise, including traffic noise, due to the echo the building will create
- take away the current amount of green/grass outlook, in keeping with the neighbouring properties
- and consequently – decrease property values
- The look and feel of the proposed development are a vast contrast to the all the surrounding properties, and does not blend with the existing buildings including two **Heritage properties** -

Harbord Literary Institute, opposite on the corner of Lawrence Street and Oliver Street & Early Childhood Health Centre, 29 Lawrence Street, Harbord

- Safety impact – due to the location surrounded by three busy roads, and heavy traffic.

LAND ZONING

LEGEND

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production



Furthermore, I object this development due to the impact it would have on my property directly.

If this development were to be approved it will **have a dramatic effect on my property value** – due to the following points.

- **I would lose my district views** - which are directly opposite my building overlooking Freshwater basin with an ocean vista. My view would be replaced by an unattractive building, placed squarely in the most lived in area of my home, with a very unattractive view of someone's apartment or the roof property – which from the plans looks like there would be a range of outlets including air-conditioning materials etc.
- **impact my privacy** – I will have those residents looking directly into most of my day to day living space, from my kitchen, dining room, bedroom and living room. This is my home, my sanctuary I do not want to have to have my blinds closed all day / night to maintain my privacy, losing not only my view but the gorgeous natural light.
- **impact my north-easterly sea breezes** in summer
- **decrease resident and visitor parking**, which is already limited, including that on Oliver Street
- result in an increase in resident noise at night and weekends, from the residential apartments (that don't exist at the moment)
- proposed building comes very close to an existing residential house
- Additionally, all the above points would also have a dramatic effect on all a number of my neighbours' properties as well
- I also have concerns for all residents and businesses in the community, due to the amount of noise and hazards to traffic that they too would have to endure with the scope of works proposed - including excavation of an underground car park.
- On street parking for residents, resident's visitors and local businesses is already limited. The roads are already quite dangerous with the volumes of traffic on them – especially during peak times. This development would therefore put more pressure on this limited space to the west of the development.

I am more than happy to provide further information or to discuss this document at any time.

Thank you for taking the time to read and review my comments and objections. I am not someone who is opposed to development, but it must be responsible, meet local guidelines and fit into the area. Not just development to maximise profit without due consideration given to the roles, local area and quality of life for other residents and members of the community to live, work and visit Freshwater Village.

Yours sincerely
Jennifer Brooker
7/52 Lawrence Street
Freshwater NSW 2096