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Subject: Online Submission

09/07/2021

MS Catherine Sturrock
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RE: DA2021/0744 - 50 Lawrence Street FRESHWATER NSW 2096

Dear Ms Englund,

As an owner of a local, impacted property, and community member invested in the long term future of Freshwater, I wish to add the following objections to this proposal:

- Form of the building, i.e. its extreme height relative to its surrounds, extent to the very boundary edges and general design, does not suit nor complement the welcoming, humble and boutique Freshwater village look and feel
- Form of the building is particularly imposing due to its isolated prominent location overlooking Freshwater village
- Building has less than minimum green space and adaptations to the natural environment, which additionally impacts on its imposing nature on the surrounding area.
- Another aspect hinting at the intention of the site to disregard the sensitive location and prospect of contributing to the local area is the building cost. This seems particularly low, implying that the quality of the build and fit-out is especially low
- Impact on local availability of parking - this is already limited with numerous older unit blocks in the vicinity, and prevents patrons of both shops and local community centers from easily parking and visiting Freshwater
- Increased traffic and start/stop traffic at a busy intersection leading to increased risks to pedestrians in an already busy, traffic-laden area - including community members such as church-goers, market and shop patrons, scouts and those attending the childcare. As well as increased noise pollution impacting the existing venues and their appeal, and local existing accommodation. Traffic noise and risk in this immediate area is already challenging and should be carefully considered to improve health and wellbeing of those living and visiting the area, not detract.
- In addition, the impacted bus stop is significant in nature. It is a very central and popular bus stop providing access to Freshwater village and moving this will likely impact the accessibility for many living in and visiting the area
- The proposed development has minimal consumer benefit due to the design of the small commercial area, and the additional studio, single bedroom and larger units with internal stairs do not target nor encourage households that may be more active in participating in and enriching the local community as more family friendly accommodations might be.

- The commercial areas seem to rely heavily on significant access to the public footpath

This site is particularly central to Freshwater, and has the ability to enhance and add to the appeal of Freshwater for locals and visitors, contributing to the village hub through its welcoming, flagship position and ability to provide a first impression to Freshwater. Therefore the nature of any development on it should be particularly well thought out, and this does not appear to be the case for this development intention.

The proposed development does not appear to add any reasonable value to Freshwater village, those visiting the area, those already living in the area, and those owning in the immediate area. There is very little long term gain for the area in such a development that does not adequately respect the local area, environment, people and council goals.

Thank you,
Cat Sturrock