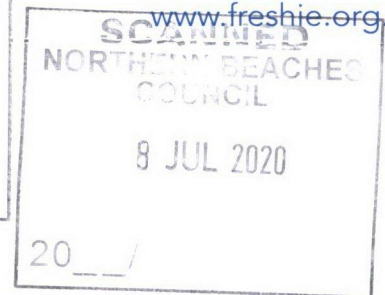


Friends of Freshwater Inc[®]

Ray Brownlee
Chief Executive Officer
Northern Beaches Council

Attention Phil Lane:

1 July 2020



PO Box 663
Freshwater NSW
2096 Australia
www.freshie.org.au

Re: DA2020/0543 – 50 Lawrence St., Freshwater

This is an important site in Freshwater Village, bounded by three streets and atop the slope down into the retail precinct. It has a commanding presence and is a landmark site. It demands good architectural form, otherwise it could dominate the surrounding area. Whatever is built on this site, will be with the Freshwater community for many decades, as the current structure has been. It needs to meet not only the specific needs of the applicant but the Freshwater community generally.

Hence the intense concern expressed by the community as to this current DA.

It should also attempt to be carbon neutral in its energy use, given that will be an ever increasing demand on buildings of this nature.

We are also of the view that this DA should be exemplary in its adherence to the Planning Controls of the Warringah LEP and the Warringah DCP as they apply to Freshwater Village.

Specifically, we raise the following objections:-

- 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 a 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.



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- 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 garden plots.

Yours faithfully

A handwritten signature in black ink that reads "Peter Harley". The signature is written in a cursive style with a large, looping initial "P" and a horizontal flourish at the end.

Peter Harley OAM
President