
Sent: 3/07/2020 2:09:17 PM
Subject: Online Submission

03/07/2020

MS Denise Goldstein
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RE: DA2020/0543 - 50 Lawrence Street FRESHWATER NSW 2096

I'd like to submit an objection to the current application on the following grounds:

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. .

- 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 properties

The proposed development is totally out of character with the heritage buildings and the character of Freshwater Village in general

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 suggests this is under costed and will lead to potential defective construction

This is an overbuild of a very small site and has numerous compliance issues.

Thank you