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**Sent:** 7/07/2021 2:38:18 PM  
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07/07/2021

MRS Simone Baker  
4 - 4 Martin ST  
Freshwater NSW 2096  
simone.baker@iinet.net.au

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

Dear Officer

I have reviewed the DA2021/0744 for 50 Lawrence Street.

It is not clear to me how this development can be accepted by Council in its current form. The proposed DA does not appear to comply with LEP zoning and height standards / guidelines, and does not have regard to the local character for the Freshwater area or the amenities that are required by the local Freshwater community.

The token inclusion of what appears to be 70 square metres for commercial (ie. small shops) is not what is required in the Freshwater locality.

Freshwater Village needs large commercial spaces that can be occupied by service-orientated shops, such as a medical/health centre, food/grocery, childcare, education, etc.

There are already too many small commercial shops in Freshwater village and the addition of more small commercial shops that (due to their size) can only realistically be occupied by homewares, clothing, art, etc being businesses that sell goods) is out of step with, and has no regard to, community requirements. It is not forward-looking.

I don't have an issue with a unit building being built (provided it complies with Council guidelines, including in terms of height, parking and % use of space), but any increase in residential units should be offset by the requirement that the Developer include a greater proportion of the development to larger-sized commercial premises, which can be occupied by neighbourhood and community service-orientated businesses. For example, for a development that is on the main commercial street in Freshwater, and within Freshwater village, should be required to have a commercial space of no less than 50% of the total development size to provide for service-orientated leasing/purchase, and a further requirement should be that all or some of that space be over a certain size to attract service-orientated businesses.

Thank you.