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**Sent:** 2/07/2020 2:35:28 PM  
**Subject:** Online Submission

02/07/2020

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Freshwater NSW 2096  
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**RE: DA2020/0543 - 50 Lawrence Street FRESHWATER NSW 2096**

I am opposed to this grossly oversized development proposal on many clear counts.

The proposed 4 storeys exceeds the LEP limits of 3 storeys.

The proposed 12m height exceeds the LEP limits 11m.

The DA is non-compliant with the DCP landscaped area requirement of 25% of the site.

The B2 zoning in which the plot sits has a land use that requires the provision of a range of retail, business, entertainment and community uses. This mostly residential DA is inconsistent with this zoning with only 70m<sup>2</sup> allocated to commercial use and a whopping 900m<sup>2</sup> allocated to residential use.

The sheer scale of the building and the closeness to the boundary causes overshadowing of the adjacent southern property.

The proposed development is totally out of character with the heritage buildings to its north and the 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. There ought to be space available for a bus shelter and seating.

Freshwater is a low-density residential zone, and the proposed development is not compatible with the surrounding residential properties