
Sent: 19/06/2020 12:33:05 PM

Subject: Online Submission - Eden: Revised Submission for DA2020/0543

Hi there.

My name is Eden Lueckl – on the 17th June my wife and I made a submission to council via the “make a submission” link on the below URL:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1827224>

We have noticed that our submission is actually a draft that we incorrectly copied and pasted into the text box. I phoned the council who directed me to send an email and a revision of our submission in its place. Are we able to include the below as our submission instead?

To Phil Lane,

Please find below our letter to development proposal ref DA2020/0543.

We have been residents within the northern beaches for a number of years and have some concerns about the proposed development due to its negative implications to the look and feel of freshwater but more importantly there are a number of aspects of the proposed development that are not in line with the Warringah DCP.

Below is a list of points we would like to be considered during the assessment:

- The plans provided do not appear to include enough space or depth for planted gardens and trees. There is a gross indifference in the prominence of the actual structure of this building over natural horticulture which at a time when we should be far more conscious of our carbon footprint – something that the suburb of Freshwater keeps in high regard – cannot be overlooked in favour of covering more of the block with this proposed structure.
- The proposed building is a direct contradiction to the surrounding heritage listed buildings at the top of Freshwater Village and more importantly create an overwhelming atmosphere with locals and visitors to freshwater being greeted by a overly modern and invasive structure. Freshwater has been a long loved and welcoming suburb with a desirable look and feel driven by strong heritage that brings a lot of traffic to the small business that make up these shops. We are concerned this structure will deter this vital part of the community.
- The block for these plans were the foundation of a much smaller and less invasive structure that allowed sunlight and sea breezes to our block. The Height proposed within these plans will detract from this important aspect of the surrounding blocks, and in addition to this exceeds the height of surrounding structures.
- Our understanding of the proposed plans is that there should be a balanced use of the block between small businesses as well as accommodations for potential residence however it appears that the vast majority of this project is primarily for housing and a very small amount of space for businesses much like the homewares shop that will have to close if this is to go ahead.

We hope and expect the above submission is to be taken into account seriously as this structure is not in line with a number of clauses within a B2 Zoning project.

Thanks,
Eden and Nicole Lueckl



Eden Lueckl

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From: DASUB@northernbeaches.nsw.gov.au <DASUB@northernbeaches.nsw.gov.au>

Sent: Wednesday, 17 June 2020 7:23 PM

To: Eden Lueckl <Eden.Lueckl@sbs.com.au>

Subject: Submission Acknowledgment

17/06/2020

MR Eden Lueckl

10 / 33 Cavill ST

Freshwater NSW 2096

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

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

To Phil Lane,

Please find below our objection letter to Development Proposal Ref: DA2020/0543.

After growing up in the Northern beaches and settling in Freshwater; we have been lucky to see the Northern Beaches evolve into the progressive and modern landscape we know it as today, while still protecting its authentic and natural foundations as a coastal destination. We particularly feel that Freshwater is a special place as it holds a welcoming village feel. However we think that this development will not only negatively impact and disrupt the unique atmosphere that Freshwater provides its local community and visiting travellers but more importantly it is not in line with regulations of development procedures of the Warringah DCP.

Please find our points below:

1. Heritage

The developers Statement of Environmental Effects does not accurately assess the impact of the proposed development on the heritage items to the north of the development as required under Part G Section 18 of the Warringah DCP. The proposed development in no way compliments the Heritage listed Harbord Literary Institute" which is directly across the road to the north of the site. Instead the proposal presents an excessively bulky building in a very prominent position that serves to detract from the heritage item, when really it should be complimenting the icon building opposite. Together these two buildings form the gateway to Freshwater Village along Lawrence Street, and nothing about the proposal acknowledges this.

2. Design Implications

Landscaped Area: The proposal does not meet the required landscaped area requirements (according to the Warringah DCP) and none of the landscaped area provided is deep soil. By not meeting the Northern Beaches Council's minimum requirement for landscaping, reducing the existing landscaping on site and hugely increasing the site coverage (relative to the existing circumstance), the proposal results in a massive over development of the site.

Noise: The upper three levels of residential accommodation will result in significant additional noise for residents along Oliver Street and Dowling Street. What was a small commercial development bringing small amounts of noise during business hours will become a large residential development bringing significantly extra evening noise that will be distributed from an elevated position detrimentally affecting neighbouring residents.

Views: Expand on personal view loss (especially due to breach of max height plane by 1m)

There is very little actual articulation in the building facades, and the building only tapers in height slightly in order to attempt to stay under the 11m max height plane (which it actually breaches significantly with the max height closer to 12.1m). Therefore the result is a building the hugely exceeds the intended allowable bulking on the site in terms of total site coverage and building height. Furthermore the building does not respond to the scale of the neighbouring buildings in Lawrence Street and definitely not on Oliver and Dowling Streets.

3. Land use B2 Zoning

B2 zoning is to "provide 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". While shop top house is permissible in B2 zoning, this proposal can hardly be classified as shop top housing. The total area 70m² allocated to commercial use is nothing more than a token gesture given that the gross floor area of the development is over 900m². While it meets the technical definition of shop top housing (one or more dwellings located above ground floor retail premises or business premises) it is nothing more than a glorified residential flat development. The 70m² commercial zone is not enough to meet the true intended outcome of the B2 zoning, and would be a significant reduction in the area currently allocated to commercial use in the current building that is due to be

demolished. Additionally the urban form of the proposed development does not "relate favourably in scale and in architectural and landscape treatment to neighbouring land uses". Such a tall, bulky development with complete site coverage would completely dominate the surrounding buildings.

4. Height of Buildings

The allowable building height on site is 11m. The drawings and accompanying documentation indicate that this is only breached by 900mm for a small portion on the development in the north east corner of the site, however this is not an accurate representation. The site survey indicates existing natural ground levels on the Oliver Street (south western) side of the existing building ranging from 28.84m to 28.91m over which the proposed new roof will become 40.94m. This results in a building height of closer to 12.1m at the midpoint of the site in the western side. This means that for almost a third of the site area the max building height is 1m higher than allowed. Given that an allowable height of 11m for a development primarily surrounded by buildings much lower than 11m in height is already going to result in a significant disruption of the street frontage dwarfing the surrounding buildings, the council cannot make a concession on this allowable height, especially when the proposal is already such a bulky overdevelopment of the site. Furthermore this additional 1.1m height will have significant impacts on the privacy and views of the neighbouring buildings.

We appreciate your time in looking into these concerns and sincerely hope the proposed development and would like to see Freshwater village thrive rather than be spoiled with empty shopfronts and overflowing apartment blocks.

Kind Regards,
Eden and Nicole Lueckl

Northern Beaches Council

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