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**Sent:** 19/06/2020 11:57:44 AM  
**Subject:** Development Application 50 Lawrence Street Freshwater - objection submission  
**Attachments:** DA20200543 50 Lawrence Street - objection submission M.McCann - 33 Cavill Street .pdf;

Good morning,

Please find attached my submission for objection to the proposed development DA20200543 at 50 Lawrence Street, Freshwater.

I can be contacted on the mobile number below if required.

Kind regards

**Melissa McCann**

Unit 13/33 Cavill Street, Freshwater, NSW 2096

M: 0466 529 181 | E: [melissa.mccann@zurich.com.au](mailto:melissa.mccann@zurich.com.au) or [md\\_mccann@yahoo.com](mailto:md_mccann@yahoo.com)

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Melissa McCann  
13/33 Cavill Street,  
Freshwater NSW 2096

19th June 2020

Northern Beaches Council  
PO Box 82 Manly NSW 1665

**RE: Submission on Proposed Development Application number DA2020/0543  
Lot 1 DP 571975 50 Lawrence Street Freshwater, NSW 2096  
Description: Demolition works and construction of a Shop Top Housing Development**

To whom it may concern,

I am writing to object to the development application DA2020/0543 for 50 Lawrence Street, Freshwater.

This property is situated directly across the road (Oliver Street) to the northeast of my apartment and visible from my balcony.

My major concern with this development is the proposed height of the building as it will greatly impact my easterly view.

Other issues for me are also;

- the layout and density of the proposed building is taking up the majority of the land which is bordered by three roads, the existing building now only takes up 50% of the land. The plans illustrate that the design submitted would extend to the boundary on three sides, with the setback area close to the boundary on the fourth side, which adjoins to a residential zoned property.
- the height, going up two more floors, to close to 11 metres across the block
- the scale and design of the proposed development is also incompatible with all the adjoining and surrounding residential properties that are all in the Freshwater low-density residential zone (R2 zone) and is a conflict between land uses in the adjoining zones or nearby residential land uses as per guidelines stated here <https://legislation.nsw.gov.au/#/view/EPI/2011/649/partlanduseta/included5> which notes - that requirement to minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses. Consequently:
  - dramatically impacting the surrounding and adjoining neighbours that are zoned low density residential premises. These properties are characterised by landscaped settings that are in harmony with the natural environment of Warringah. (source - Warringah Local Environmental Plan 2011 Current version for 17 April 2020 to date, accessed 13 June 2020 at 14:52)
  - impact privacy to those properties
  - bring about more noise, including traffic noise, due to the echo the building will create
  - will take away the current amount of green/grass outlook that site has, and in keeping with the neighbouring properties – which are in an R2 zone (low density residential).
  - The proposal does not satisfy what is required from the developer on how this will impact views – as per Warringah DCP Part D – D7 Views <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/Book.aspx?exhibit=DCP&hid=132> and impacts and number of residential properties, including my own.
  - Given the scope, bulk and overall design this shall consequently decrease the property values of surrounding residential dwellings

Other issues for me with this proposed development are:

- It will have an effect on my property value
- It will impede my easterly views - which are to the northeast overlooking Freshwater basin to the ocean.
- There will be decrease resident and visitor parking, which is already very limited, including that on Oliver Street
- There is nothing on the plans to show the street view from Oliver Street. i.e. I would like the building to be nice to look at and not an eyesore

Lastly, I think a smaller development with less units and larger floor plans would be more suitable to the space and area.

Yours sincerely,

Melissa McCann