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To: DA Submission Mailbox
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13/03/2025

Select... The Beachleys
ST
NSW
[REDACTED]

RE: DA2025/0077 - 28 Lawrence Street FRESHWATER NSW 2096

To whom it may concern:

Writing to lodge objection to the proposed DA2025/0077. Who does this benefit? Freshwater is a thriving inter generational community with a caring neighbourhood and low key coastal village vibe. This is what makes it special. Young innovators who have set up businesses are set to be destroyed as they are forced to move on and find other locations. Freshie has also been renamed Dusksdown as part of the night time economy with an extra 400 person venue due to open imminently on the first storey of the Harbord Hotel.

Drawing your attention to the Transport Impact Assessment undertaken as part of the DA2025/077 proposal.

There are a number of significant gaps in the information provided which are of important consideration for the community:

- * Page 4 Point 2.3 Traffic Volumes states that the traffic counts used in the impact assessment were commissioned on a single day 24 October 2022 and this data including a third party intersection software has been used to draw the conclusions driven by assumptions that are stated on Page 19 Point 5.3. The outcome is that there is plenty of capacity, low impact, low traffic volumes, degree of saturation is not affected. Although there is an assumed growth rate applied to the 2022 data the reality is that the baseline data set that has been used in the assessment predates the repealing of public health orders and restrictions in NSW related to COVID. ie road use and people movement would not have returned to same as pre pandemic levels and the percentage applied to cater for 2024 conditions is not an accurate reflection.

- * The impact study should use historical data on traffic flow and congestion metrics in the local area and cover the period in which major construction has occurred ie Oceans apartments and the building where IGA supermarket is located. Approx 5-7 years of historical data should be used and also include the estimated increase in vehicular traffic stemming from the influx of people attending the new Harbord Hotel venue, and weekend traffic.

- * Why have existing transport data sets that are readily available not been used? It seems odd that a study would be specifically commissioned with such a basic data set just to support this development without acknowledging actual facts.

- * The study does not speak to other major developments being considered in the area - Boutique hotel proposal, demolitions and constructions at the beach end of Undercliff Road - with respect to impact on roads in the area and across the road network other sites need to be considered.

- * There is no modelling as to how many trades people will be arriving for work at a site of this size and at what time of day. Start and finish.

- * Anything related to traffic impacts requires consideration at the network level.

* The community should be able to see a 24/7, week to to week over a forward looking 12 - 24 month (or beyond depending on the time contemplated to complete the build) visual simulation related to this DA of the projected traffic flows contemplated along all local roads in Freshwater including vehicle classification and active transport and its effects on the broader road network based on the historical data set.

* The broader road network context is critical as the assessment does not address whether any pinch points will be created elsewhere on the local or broader road network and the impact these will have on residents as they come and go about their day to day life, work, study, recreation.

* Public transport is already a significant issue for the local community in terms of journey times to the CBD - where is the modelling on this?

* How many HGVs will be used in total, over what period and where is the modelling and simulation to show where those vehicles will go for landfill and the affect that will have on local roads and network level? What are the entry and egress points from Freshwater?

The community is faced with round the clock noise and a potential destruction of the very definition of what constitutes a village.

Sincerely

The Beachleys
Undercliff Road
Freshwater