


Pamela Collins
4 Undercliff Road
Freshwater NSW 2096



14th March 2025

To Maxwell Duncan and Northern Beaches Council

Re: Objection to Development Proposal at 28 Lawrence Street, Freshwater

I am writing to formally object to the proposed development proposal DA 2025/007 at 28 Lawrence Street, Freshwater, as outlined in the current planning application.

PERSONAL IMPACT STATEMENT

If this development is approved in its current form, it will have a significant and detrimental impact on my quality of life. The proposed apartments will be directly overlooking my living area and outdoor entertainment space, which is a major concern for me.

I have lived at 4 Undercliff Road for the past 30 years, and at 80 years of age, I spend most of my time at home. The current proposal indicates that I would be faced with a four-storey block of units situated only approximately 5 meters (or less) from my back north-facing fence. This would drastically reduce the natural sunlight that currently enters my living area, thus diminishing the comfort and liveability of my home.

Having worked and paid taxes for 65 years, I feel it is reasonable to expect that, at this stage of my life, I am entitled to basic rights, such as:

1. Privacy: The new development would totally overlook my home, eliminating my sense of privacy both in my 'only' living area and especially upstairs in my bedroom which is directly above my living room. The living area is the full width of my home with stacking glass doors that open directly to an entertaining deck that face due north so the proposed new development would greatly impact my privacy. The same issue would occur upstairs in my bedroom which is directly above the lounge, and again I have full width elongated windows that are practically floor to ceiling and directly face the proposed development. By choice I have no curtains or blinds in either my living or bedroom as there is currently no privacy issues, hence I would have to install curtains or some type of privacy screens which would be an eyesore, cut out winter sun and be an impact on the architectural merit and nature of my home, which would need to be drawn both day and night for privacy as the 3rd & 4th level of the proposed apartment building which would be in directly. (Images below)



My living room



My Bedroom

2. Security: The presence of a four-level apartment building so close to my property would significantly impact my feeling of safety, especially with a roof top entertaining terrace.
3. Fresh air flow: The structure would block natural airflow to my property, which is essential to maintaining a healthy living environment.
4. Peace and quiet: The constant movement of vehicles, with a potential of over 65 cars driving in and out of the driveway, would disrupt the peaceful atmosphere of our neighbourhood, particularly as this activity would occur day and night.
5. Parking: As I am 80 years age parking to me has become more of an issue, being able to park close to my home. I do not have a garage nor car space on my property, and I have to park on the street and noticeably over the past 30 years of doing so the parking has gradually got worse, to the point that often I have to circle the block several times to secure a car space.

This proposed development does not meet council requirements as the development provides for 62 car spaces, with 10 spaces short of required council regulations.

The proposed plan is requesting 2 existing street parking spaces to be converted to a loading zone, leaving a total shortage of 12 car spaces. The car movement will be both day and night.

This lack of parking is going to significantly impact my day-to-day access to my home if I have to park streets away and walk with my shopping because the proposed development has a shortfall of car spaces in the building and their friends will also take up valuable street parking.

6. Transport: Our small seaside suburb, which is NOT serviced by trains, expressways, light rail, or metros, is already experiencing severe traffic congestion. The additional strain that this development would place on an already gridlocked area is of great concern to me and my neighbours.
7. Non compliance Height: The general permitted height for development is 11m. Allowed height extension taking into considering Affordable Housing Scheme 13.45m. The proposed height of new building 16.35 which EXCEEDS the height limit by 2.9m.
8. Non compliance Setbacks: Between the proposed development and low density housing is a minimum of 9m, setbacks in some areas of this development application are only 5.2m.
9. Overshadowing: My entire home will overshadowed by this proposed development, and it needs to be amended to entitle me to greater than 3 hours winter sunshine per day during the peak sunshine time of the day, being 10am till 2pm.

10. Garage Bins: All garbage waste should be self contained within the building with trucks loading within the building footprint for both acoustic and visual impact. A excellent example of this is at 15-17 Cormorant Way Shell Cove NSW 2579 whereby the garbage trucks enter the building, the truck turns around on a truck turntable, load the garage waste and the truck leaves the building in a forward direction.



Example of garage bay and internal truck turntable at Shell Cove NSW 2579

11. Reflection: The proposed stark white building will be blinding and reflect all over my and my neighbour's properties.

Given the substantial and long-term impact this development will have on my daily life, I strongly urge the council to reconsider this proposal. I ask that the council to take into account the privacy, amenity, security and quality of life of the long-term residents such as myself before proceeding with an approval.

Thank you for your consideration.

Yours sincerely,
Pamela Collins