10/03/2025

MS Jennifer Leete
5 / 32 Undercliff RD
Freshwater NSW 2096
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RE: DA2025/0077 - 28 Lawrence Street FRESHWATER NSW 2096

I object to the current proposal and ask that the Council reject it in the interests of the Freshwater community including residents and local businesses. My objections are based on:
1. Height and scale of the building. It exceeds existing regulations in relation to height and number of storeys. Rooftop communal open space as well as lift shafts will contribute further to this excessive height.
2. Impact on neighbouring properties. The proposal would have a significant impact in terms of loss of views, loss of amenity, loss of sunlight and loss of privacy. These impacts would affect large numbers of residents living in Lawrence St, Dowling St and Undercliff Rd.
3. Traffic. The traffic report submitted is laughable. Traffic in the Freshwater village area is already extremely problematic especially on Saturdays.
4. Parking. There is inadequate parking provided for retail purposes.
5. Lack of provision for delivery vehicles and waste collection purposes. It is untenable that a building with 30 apartments as well as retail spaces would depend only on street parking for delivery vehicles and waste collection.
6.Impact on community during construction. Demolition, excavation and construction associated with a development of this scale would have massive negative impact on our community. As other submissions have pointed out it is highly likely there will be delays in works, often associated with construction companies going bust. This could potentially make the village unlivable and lead to the loss of our valued and committed local businesses.
In summary this proposal represents a massive overdevelopment of the site which would have very adverse impacts on Freshwater Village and its community. I call on our elected Council members to reject it.