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To: DA Submission Mailbox
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10/03/2025

MR Frank Smith
17 / 28 Cavill ST
Freshwater NSW 2096
[REDACTED]

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

While I support thoughtful development that aligns with planning guidelines and enhances village life, this proposal exceeds reasonable limits and should be rejected due to its excessive height, overdevelopment, traffic concerns, and inadequate community benefit.

The proposed height, in excess of councils own guidelines, sets a dangerous precedent for future high-density developments that could erode Freshwater's village character. The scale and bulk of the building will dominate the streetscape, reducing sunlight and altering the coastal charm that makes Freshwater unique.

Despite claims of minimal impact, the addition of 30 apartments and new retail tenancies will worsen congestion and strain parking, particularly in an area already struggling with traffic flow. The proposed 106 parking spaces are insufficient to accommodate residents, visitors, and retail customers, further exacerbating these issues.

While the inclusion of a public plaza and six affordable housing units is positive, it does not justify the scale of the development. Effective community improvements should enhance liveability without compromising the area's character and infrastructure.

Freshwater's coastal environment and existing infrastructure must be carefully considered in any new development. The project lacks robust mitigation strategies for stormwater management and environmental impact, posing long-term risks to the area.

I support development that respects planning controls and enhances community life. However, this proposal prioritises density over sustainability and liveability. Northern Beaches Council should reject this application and encourage projects that truly align with Freshwater's scale, character, and needs.