
Sent: 14/03/2025 10:32:54 AM
Subject: Submission DA2025/0077 10-28 Lawrence St Freshwater

To Whom it may Concern

Further to my previous submission to would like to add a few things:

1. *Amenity Neighbours: the Design and Sustainability report has stated that the ADG 2F Building Separation indicates a 15m built form rule of thumb should be applied to separations habitable to habitable built form and 9m to actual boundaries for elevated open space balconies. The Developers must Undertake a more targeted separation analysis to preserve the Amenity of Residential Neighbours and their quality of life.*
2. *The Developer seems to be using the plaza as a bargaining tool for excessive height i.e. nearly 3metres above the Housing SEPP bonus height of 13.45metres. I suspect the Plaza is for the Developers own benefit to increase the number of retail spaces which they say is 9 but clearly will be more than that. There will be a real noise issue from the Plaza. In addition the more retail spaces means more trucks doing deliveries and more parking issues. The retail parking quota may be based on square metre area of retail but the more shops means more infrastructure issues for Freshwater. I would like to see the Council limit the number of retail stores for this reason. Also there must be Loading space on site for trucks to facilitate delivery to Retail and Residents and to pick up Garbage. The Streets of Freshwater cannot bear the Burden of this Development as it stands we do not have the Infrastructure to sustain all these Trucks parking on the streets. I AlsoThink there may need to be an Internal Automated Turntable on site to allow for truck Turn around.*
3. *The Rooftop Communal space will lead to lost Amenity to a large part of the Freshwater Basin due to the Elevated Position and should not be allowed - I feel this point needs to be reinforced.*

Thankyou
Maree Portanger
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