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Sent: 24/02/2025 4:58:10 PM
To: DA Submission Mailbox
Subject: Online Submission

24/02/2025

MISS ISABELLA MOLINARI
5 / 90-92 WYADRA AVE
Freshwater NSW 2096
[REDACTED]

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

I oppose the development proposed for Lawrence Street in Freshwater and know that many locals feel the same way for several reasons.

- 1) The proposed design itself: The design is absolutely not in keeping with the style of the area, which is known for its quaint, beachy 'village' feel. Only someone who has never visited Freshwater could suggest this design is at all in line with the feel of the local area. In addition, there is no need for a large outdoor plaza space and the existing 'plaza space' is not even used for that purpose. Freshwater village is surrounded by large, open, natural spaces that the community enjoys.
- 2) Traffic: It will generate significantly more traffic to an area that already suffers from congestion. Remarks that it will generate "an additional three, four and 10 vehicles trips in the AM, PM and Saturday peak hours respectively" and that the surrounding road network has capacity to handle this is completely incorrect. Firstly, the proposed carpark accommodates 62 retail car spaces. Retail car spaces are used by individuals who are visiting on a short-term basis for the purpose of purchasing retail products. It is illogical to believe a 62-space car park would only generate between 3-10 additional vehicles on the roads, and any person from the area would unanimously agree on the fact the local infrastructure cannot handle additional cars. My comments do not even take into account the additional 44 residential spaces the complex will house.
- 3) Approach: Suggesting that the "current building is very old, and the new development is unavoidable, the quicker it's completed the better for the village" is incorrect & offensive. An upgrade-based development can take place without entirely re-defining the look and feel of an area, and there is no reason why this needs happen as quickly as possible. Consulting with the local residents and business owners takes time, and to openly admit to rushing the process is very telling of the developer's intent to move this through as quickly as possible for their own benefit.
- 4) Existing businesses & rent: There is widespread concern that the existing, quaint, locally-owned businesses currently occupying this strip will be forced out to make way for chains that can afford the rent. Suggestion that it will "attract more quality retail operators to the village" only reinforces this. We do not want what is currently happening in Manly - a soulless continuum of ice cream chains.

Overall - there is a difference between an 'upgrade' and an 'overhaul'. The plans currently

proposed are far beyond the size, feel and capacity of the village and must be re-visited with a view to significantly reduce impacts on all of these factors if the development is to go ahead.