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To: DA Submission Mailbox
Subject: Online Submission

11/03/2025

MS Judy Hsu
46 Kooloorra AVE
Freshwater NSW 2096
[REDACTED]

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

Dear Sir/Madam,

I am writing to formally object to the proposed development application DA2025/0077 for 28 Lawrence Street, Freshwater. As a resident of Freshwater, I have several significant concerns regarding this development, which I believe will have a detrimental impact on our community. My objections are based on the following points:

1. Height of the Development

The proposed development exceeds the existing height regulations, which is a major concern. The building is planned to be four storeys high, which is not in keeping with the current three-storey limit set by the Northern Beaches Council. This excessive height will dominate the streetscape, overshadow neighbouring properties, and significantly alter the coastal charm that makes Freshwater unique. As noted by other residents, the height and scale of the building are not compliant with the local planning regulations and will set a dangerous precedent for future developments.

2. Increased Congestion

The addition of 30 new apartments and retail spaces will exacerbate the already problematic traffic congestion in Freshwater. The area, particularly Lawrence and Dowling Streets, is already heavily congested, especially on weekends. The proposed development will only worsen this situation. The traffic report submitted by the developers is inadequate and does not reflect the reality of the current traffic conditions.

3. Inconsistent Design with Freshwater Village

The design of the proposed building is not in keeping with the existing feel of Freshwater village. The village is known for its quaint, beachy atmosphere, which this development does not reflect. The proposed design is more akin to an office block and does not consider the architectural style of the surrounding area. This inconsistency will erode the village's character and charm.

4. Lack of Infrastructure to Accommodate New Residents

The current infrastructure in Freshwater is not equipped to handle the influx of new residents that this development will bring. The addition of 30 apartments will place a significant strain on

local amenities, parking, and public services. The existing infrastructure will not be able to cope with the increased demand, leading to overdevelopment and reduced quality of life for current residents.

5. Length of Rebuild and Risks of Incomplete Projects

The construction of this development will likely take several years, causing significant disruption to the community. There is also a risk of the developers going bankrupt and leaving the project partially complete, as has happened with other developments in the area. Prolonged construction will have a negative impact on the community.

6. Impact on Existing Retailers

The new development will likely lead to increased rents, forcing out existing retailers who cannot afford the higher costs. This will disrupt the local business ecosystem and replace beloved local shops with chain stores. The unique character of Freshwater's retail spaces is at risk of being lost.

Conclusion

In summary, the proposed development at 28 Lawrence Street represents an overdevelopment that will have numerous adverse impacts on Freshwater village and its community. I urge the Northern Beaches Council to reject this application in the interest of preserving the character, liveability, and community spirit of Freshwater.

Thank you for considering my submission.

Yours sincerely,

Judy Hsu
46 Kooloora Avenue,
Freshwater NSW 2096