
Sent: 20/02/2025 1:45:32 PM
Subject: Submission to DA2025/0077 10 - 28 Lawrence Street Freshwater

SUBMISSION

Re: DA2025/0077 10 - 28 Lawrence Street Freshwater NSW 2096

Dear Sir/Madam,

I have inspected the plans and have concerns about the proposed development on Lawrence St. It will negatively impact our property on Undercliff Road resulting in loss of privacy, solar loss and visual bulk from our backyard and rear of our house.

Our biggest concern is regarding the height. The height of the proposed development is excessive and inconsistent with surrounding buildings. I'm opposed to the development being 5 stories above ground level as the neighbouring buildings in Lawrence Street are 3 stories. The proposal is visually dominating and must be consistent with the building height in Freshwater Village. I believe levels 3 and 4 should be deleted. The maximum building height of 11m should be maintained and the affordable housing bonus should not be applied to this development as it does not meet the character of the local area.

The proposed apartments will be directly looking into the backyards and houses on Undercliff Road. I would like to request that appropriate screening is in place for these balconies and windows, in addition to landscaping, as a condition of the DA.

The proposed Level 1 plans show a landscaped area adjacent to our property - proposed RL 27.20. The top of our boundary wall is RL 27.56.

The existing carpark floor RL is 25.58; they are proposing an increase of 1.62m in height and this will affect our privacy and sunlight. People in the garden will have a clear view of our backyard. The proposed trees and plants in this landscaped area will help with privacy but will block the sun in our north facing backyard. Level 1 buffer planting zone and landscaped area RL should be maintained at the same level as the existing carpark.

A more detailed section (section 5/ E) must be submitted showing the existing building to be demolished, the proposed building including underground levels, lift overrun and the maximum building height.

Level 4/Roof Level is above the 13.45m building height limit (see Long Section 1 and Height Plane Diagram) and the entertaining area at the roof top is not compliant. The two blocks consisting of lift overrun are also higher than the limit and will create additional shadows to the neighbouring houses.

We are also concerned about the risks to our property in regards to the deep 10m excavation proposed and request for appropriate protections to be in place.

The scale of this development and excessive number of apartments will affect the traffic in Freshwater Village, which is already congested on the main road. It will impact street parking on Undercliff Road and surrounding streets and it will increase noise to the neighbours. I understand that Freshwater Village would benefit from new restaurants and shops and I would be supportive if this development was a maximum of 3 stories and less apartments (with no affordable housing bonus). Therefore, I believe the scale of this development should be reconsidered.

Regards,

Owners
16 Undercliff Road
Freshwater