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**From:** Maree Portanger  
**Sent:** 21/02/2025 12:47:55 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Submission DA2025/0077 28 Lawrence Street Freshwater

To whom it may concern

I do not support this application. I Thank the submission from No 48 Lawrence St for clearly bringing to light many issues. Levels 2 x basement/ 1 x retail/ 3 x housing and 1 x rooftop entertainment area **(7 levels)**

As a long term resident of Freshwater and having reviewed the documentation I am left wondering after all the consultation between The Council and the applicant how this is even able to be submitted for consideration. This is a Monolithic Structure which will benefit No One except the Developer. The Plan as it is will be a Burden on the already Strained Infrastructure of Freshwater and lead to lost Amenity to all who live in and visit Freshwater.

1. *Size and Scale of Structure* - It is too high and needs to be reduced (Less Units) in line with the other developments of this type along the main retail street. Accommodation is important but not at the expense of the ability of the people in the area being able to live with a sustainable quality of life and navigate their way around the streets to their homes. **I would like to see posts installed showing the proposed height up to the top of the Lift so people can see what they will have to live with.**

2. *Rubbish /Deliveries* - It appears that the burden of all retail and residential rubbish and deliveries will be unleashed on the area in particular Dowling street which is already to be impacted by the Development at Number 48 Lawrence. The rubbish and deliveries need to be undertaken on site - where is the loading dock and service bay.

3. *Traffic* - We all know the streets of FRESHWATER are Congested with cars and trucks and in the warmer weather it is gridlock. It is clear that The Increase in cars and trucks turning in and out of Lawrence St and from Dowling to Crown Road and Undercliff along with the buses will be a Burden on the area and be very dangerous. We have yet another useless Traffic report which does not even take into account the development at No 48 Lawrence Street. I think the days of Having applicants submitting their own skewed Traffic reports should be ended as they do not reflect the reality of the issues on the roads in Freshwater.

4. *Amenity* - The Residents of Undercliff will have this Monolithic Structure looking straight down into their Yards reducing privacy and light and making life very unpleasant. I would also like to know how peoples properties will be protected from the potential damage of excavation and maybe even toxic material. I would like to know how the toxic fumes from the underground parking will be dealt with - where are the stacks releasing these fumes located. I would also like to see the rooftop party area removed as this will not be controlled/monitored and lead to more lost amenity for the whole area as Freshwater is a basin and noise travels all around the area,

*The Council can no longer consider these submissions in Isolation* - Freshwater has limited Infrastructure and is at the point of becoming a no go zone as it is too difficult for people to navigate the roads and parking. The IGA parking is one hour free so you can not say that all the car parks allow people time to move around the area and then there are the workers

parked all through the streets of Freshwater. Where does it end - if the Council is really concerned and serious about affordable accommodation for people which is important then they should NOT allow No 64 Undercliff to be rezoned for a Motel/Pub as this is 3 units to live in.

*This Application should be rejected.* In addition, how can the Council allow the massive tree near the charging Station to be removed when the same type of tree near corner Undercliff and Dowling had to be protected (rightly so) during the Dual Occupancy Development at No 1 undercliff Rd.

Kind Regards  
Maree Portanger  
Undercliff Road Freshwater