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To: DA Submission Mailbox
Subject: Online Submission

08/03/2025

MR Kevin Tuckey
- 15 Undercliff RD
Freshwater NSW 2096
[REDACTED]

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

Further to my previous submission dated 15 February 2025:

* An article from 2018 on how three different surveyors arrived at three significantly different measurements on height levels for a neighbourhood development in Balgowlah. I am sure Council would not want to see a repeat of this issue regarding this signature development in the CBD of Freshwater. <https://www.domain.com.au/news/terrified-happen-northern-beaches-view-fight-continues-surveyors-come-back-markedly-different-measurements-767121/>

* Council has provided a listed document connected with DA2025/0077. It is titled Preliminary Site Investigation 10-28 Lawrence Street Freshwater 2096, prepared by RMB Group P/L. One of the findings in that report was " the sub-surface profile of the site comprises....concrete slab, underlain by fill, consisting of silty and gravelly sand with crushed sandstone and bricks, then sandstone bedrock."

* I believe residents of Northern Beaches need to be reassured that the height measurements for any proposal on this site should be taken from the sandstone bedrock aka the natural ground level. If an independent surveyor needs to be appointed, so be it.

* other points -

1) I believe DA2025/0077 has under catered on the provision retail car spaces. I believe it is at least ten spaces short. I also would not be surprised if their calculations are not based on the popularity of four and all wheel drive vehicles, which are considerably larger than lower priced sedans.

2) I believe the residents' balconies on the northern boundary should be set back further, perhaps as far as ten metres. This would provide more privacy to existing residents.

3) the proposed height of the structure is almost 3 metres above the allowable level, which includes the allowance for affordable housing.

Regards
Kevin Tuckey