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14/12/2022

MR john ruszczyk
52 waine street - 52 ST
Freshwater NSW 2096
[REDACTED]

RE: DA2022/1985 - 27 Waine Street FRESHWATER NSW 2096

To the Assessing Planner:

I believe the proposed development at 27 Waine Street should not be allowed to proceed as submitted. The developer admits that for the development to proceed as planned several exceptions must be allowed by the assessing planners or consenting authorities. I ask the simple question of "Why". The developer should have been able to produce a building which followed the guidelines in place. I noticed this statement on page 43, in regards to an exception of the height limits - "Allowing for the height breach in response to the topography of the site is considered to ensure the orderly and economic development of the site" I suggest that the concern for an "orderly and economic development of the site" is a prime consideration for most if not all of the non-compliance items listed in the document.

There are many things I object to in this development. Most have been admitted to by the developer but they state that there are sufficient grounds for granting exceptions. I say no. Why should they be granted? Living here the residents all realize that the bulk of the building is wrong. (I question whether an example of Brutalist architecture is really appropriate for a quiet suburban street in Freshwater. That style reminds many of post WW2 building projects in the UK or mass urban high rises in eastern Europe and the Soviet Union.) The current dwelling sits on the downside of the sloped site. The bulk of the new development will be an ugly curtain closing down the streetscape.

The serious problem of street parking and safe movement of vehicles and people along the street is conveniently sidestepped by the developer's document. Pages 11 and 12 of the Traffic & Parking Assessment Report are as close to nonsense in a supposed professional submission as I have ever read. Reread them and consider what those pages say. They state there will be no significant or noticeable increase in vehicular traffic on Waine Street as a result of this development. It also asks that we the residents of Waine Street accept their assurances that the future resident of the development will all park where they are supposed to and that all their friends will not drive to visit them but take public transport and walk up the street. What foolishness is this.

Is there any hope that the trees will survive during the construction? The Arborist Impact Assessment Statement is full of hopes and promises and admissions of the risk to most if not all the trees and plants during construction. They will try to do their best but when has a tree stood in the way of progress. They can try planting some new ones but perhaps there may be other things to consider at that time. As another resident noted the trees are homes and

pathways to the native wildlife whose habitat will be destroyed. They brighten life on Waine Street.

The phrase " in the public interest " appears many times. The authors of the document seem to believe that because they say it is in the public interest, using a formal/legalistic definition of the phrase, to build an inappropriate building which has 3 bedroom units as compared to other developments which have 1 or 2 bedroom units we should let this mistake go ahead. There are better locations in Freshwater and the Northern Beaches for large developments of 3 bedroom units. We don't have to accept and agree with this application. We, the residents and the interested public of Waine Street, ask our local government staff to recognize the developer is pushing the acceptable boundaries in this application. This application should not be accepted as it stands.

Sincerely yours,

John V Ruszczyk