
Sent: 10/12/2022 4:55:32 PM

Subject: Submission: DA2022/1985- 27 Waine Street, Freshwater

Good afternoon,

I am writing in respect of the proposed development of the residential property at 27 Waine Street Freshwater for the purposes of a residential flat building.

Whilst I acknowledge the site is zone R3 and residential flat buildings up to three storeys are permitted, I am concerned that the cumulative impact of non-compliance with multiple development standards and DCP controls will have an adverse impact on the amenity of the locality.

The proposal provides a range of non compliances, including:

- . Building height - the proposal exceeds the development standard by 15%
- . Storeys - the proposal is for a 4 storey development, when the DCP limit is 3 storeys
- . Set backs - the proposal provides inadequate setbacks on the front and side boundaries.
- . Landscaping - the proposal provides only 26% landscaped area, while the DCP requires 50% for a development of this nature
- . Carparking - the proposal provides up to 12 carspaces (including visitor/disabled spaces), generally in a stacker arrangement. Given the impracticality of manoeuvring cars in and out of stackers and the proposed unit mix, it is likely the proposal will generate additional demand for on-street parking, in a cul de sac that is already heavily used by nearby light industrial premises, a childcare centre and residential properties.
- . Disabled access - it is unclear how mobility impaired users would access bedrooms of a two storey unit, when there is lift access to the living area only and internal stairs to the bedrooms

On the above bases, it is suggested the scheme be revised to address non compliances such as those listed above. I am happy to discuss the points raised above.

Kind regards.

Kathryn Werner

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Freshwater 2096