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To: DA Submission Mailbox
Subject: Online Submission

12/12/2022

MR Trevor Auld
17 / 29 - 33 Waine ST
Freshwater NSW 2096
[REDACTED]

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

Dear Sir

We wish to lodge our strong objection to DA 2022/1985 for the following reasons:

The DA specifically exceeds or ignores existing Council regulations and raises additional concerns in the following ways:

1. The building will be 15% higher than all current buildings in the street. The current cap is 11m and this building will be 12.67m.
2. Council regulations stipulate that on that side of Waine Street only 50% of a private block is allowed to be built on. The plan is to build on 75% of the block which is clearly over developing the site.
3. The wide driveway, entrance/exit, will be located where there is currently a yellow unbroken line, indicating no parking. The driveway is on the corner of a very dangerous blind bend and vehicles entering & exiting the building will cause an unacceptable risk to other road users due to the short line of sight. Being on the downhill, left side of the road, the driveway will create an accident zone for cars coming down around the bend due to the short line of sight as mentioned above. It is inappropriate to reduce the safety measures previously taken by Council to run a yellow no parking line around this dangerous corner. (ie proposed location of driveway is inappropriate.)
4. The finished building is made up of 6 x 3-bedroom apartments across 5 storeys, including an underground level. Council regulations cap Waine Street at 3 storeys, which will be exceeded even if the underground level is not considered.
5. Parking is already very difficult on Waine Street, and the increased occupancy would further exacerbate that issue. Further the proposal for stacker parking in order to meet Council parking space guidelines will, in our opinion, be inconvenient to users due to the need for one car to be moved in order to access the second vehicle and also as stackers will not cater for larger vehicles. This will result in more vehicles requiring parking on Waine Street. The street is already congested from parked vehicles. A review of the street at 8pm on 11th December 2022 revealed no available on-street car spaces with some 27 trade utility / van vehicles parked in the street due to their height and size and two boats on trailers permanently parked as well. The proposed development will further exacerbate the parking issue.

6. It will be a building site for at least 2 years, causing major problems with traffic flow, noise, dust, and accessibility. Given that cranes would be required to build something of this size the street may be blocked for lengthy periods causing inconvenience to existing users.

7. During the building, parking will be severely impacted by construction vehicles, workers, and other related traffic.

Kind regards

Anne & Trevor Auld