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Sent: 4/08/2023 5:08:46 PM
To: DA Submission Mailbox
Subject: Online Submission

04/08/2023

MISS edwina annand
4 / 25 waine ST
Freshwater NSW 2096
[REDACTED]

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

It is disheartening to witness that despite our earnest efforts to voice legitimate apprehensions, the renewed plans for 27 Waine street Freshwater (DA2022/1985) remain virtually unchanged in the areas that matter, and as a result still present as a significant intrusion to our community and the environment.

The issues highlighted in previous submissions opposing the development of the unit block are of paramount importance. It is clear the proposed amendments have not adequately addressed these concerns. Changes that have been made appear to be minimal and lacking in clarity, they are confusing and fail to list or highlight differences in an obvious manner, thus creating a lack of transparency and therefore trust.

The persisting issues include:

- Overshadowing, Loss of Sunlight, and Privacy: The proposed development continues to cast imposing shadows over neighbouring properties, leading to a substantial loss of natural sunlight and privacy for the affected residents. This lack of consideration for the well-being of the existing neighbours and community is unacceptable and violates the fundamental principles of responsible urban planning.

- Oversized Build and Non-compliance with Council Regulations: The amended plans still present an oversized build, which not only affects the aesthetics of the area but also disregards the council regulations meant to protect the integrity and character of the locality. This non-compliance is a clear indication of a lack of respect for the established guidelines that govern such developments.

- Destruction of Green Spaces and Trees: The proposed plans show no intention of preserving trees or green spaces, leading to further environmental degradation and loss of natural habitat for local wildlife.
The importance of preserving and integrating nature into urban spaces cannot be overstated, and it is disappointing to see that the developers have not taken these values into account.

- Insufficient Unbuilt Area: The plans still only allocate a minimal percentage of unbuilt area

which further exacerbates the issue of overcrowding and inadequate space for recreational purposes. A healthy living environment requires sufficient open areas, and the current proposal falls drastically short of meeting this requirement.

-Complications with Building Issues: Dust, noise, road blockage, position of build- being on a corner block, and the use of even more heavy traffic on the street are all major concerns that have not been addressed in a concerned, detailed manner.

-Dangers and Problems with Parking: An already existing lack of parking would be further exacerbated. Due to the position of the build -being on a hairpin bend, the build still presents ongoing dangers, with access in and out of the unit block an accident waiting to happen.

None of these issues have been addressed clearly with any real resolution or consideration of logistics and impact to the local community.

Given the gravity of these concerns, I urge the Development Planning Authority to take a comprehensive and impartial review of the amended plans. The proposed development appears to prioritise profit-seeking motives over the well-being and harmony of the local community and the environment. It is still *non compliant with council regulations in a number of major areas, as mentioned above, loss of privacy and sunlight being of major concern to me especially, along with height, size on block, green space -50% minimum, etc.. (* Please see my original submission sent 15 December for more information on these relevant issues.)

I request that the Development Planning Authority takes the following actions:

- Conduct an independent assessment of the proposed development, considering the objections raised by the affected community thoroughly.
- Engage in transparent and open communication with the community to address their apprehensions and seek meaningful solutions that prioritise the well-being of all stakeholders.
- Encourage the developers to redesign the project in a manner that adheres to council regulations, preserves green spaces, and fosters a sense of community.

As a concerned member of the community, I firmly believe that responsible and sustainable development is a part of a neighbourhood as long as it is done with everyone in mind. The proposed amendments, however, to the development plans for 27 Waine St FRESHWATER fall short of this aspiration and jeopardise the quality of life for the residents, wildlife and existing trees and plants in the area.

I trust that the Development Planning Authority will diligently consider these objections and take the necessary steps to ensure a balanced, equitable, and environmentally conscious resolution to this matter.

Therefore, once again I urge you to act in the best interest of the community and take our objections into serious consideration. Our neighbourhood deserves a development that enhances the area's beauty, respects its residents' well-being, and complies with existing regulations.

Thank you for your attention to this critical issue. I look forward to hearing from you soon regarding the action taken to address our concerns.

Sincerely,
Edwina Annand