
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/08/2023 11:42:02 PM
To: DA Submission Mailbox
Subject: Online Submission

04/08/2023

MS Lucy Doolan
7 / 25 Waine Street ST
Freshwater NSW 2096
[REDACTED]

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

Dear Assessing Officer,

I am deeply concerned about the proposed development of 25 Waine Street Freshwater for several reasons briefly stated below:

Parking: The impact of developing the property and having a large edition of new residents and visitors in our street will further limit the current limited availability of on-street parking available to current residents and visitors to our street.

Road Safety: The location of the proposed development is also in a dangerous area of the street where often vehicles have limited reaction time to perceive hazards that lie around each corner. I have personally had many near misses on this corner because it is a dangerous bend and vision to see what's around the corner is limited. This development would further increase the risk of motor vehicle accidents involving other vehicles as well as pedestrians in our street.

If this development was to go ahead, then the Northern Beaches Council would be essentially contributing to increasing the risk of motor vehicle accidents in our street and reducing the safety of current residents and visitors to our street.

Wildlife: The location of the proposed development is an extremely important area for the wildlife habitat that resides in our area, especially the birdlife. The trees are so important for the native wildlife as they provide food and shelter for many species of wildlife.

If this development was to go ahead the Northern Beaches Council would be allowing for the destruction of a very important area of habitat that so many species in our area are reliant for their survival.

Future impact of property value and quality of life: The location of the proposed development and the size of the development are not at all suited for the area and if the development were to go ahead as it is then the impact of this would significantly reduce the value of the surrounding properties.

The development would also block a significant amount of light that is available to our unit block at 25 Waine Street. Many of the residents in our unit block adjacent to the proposed development site are reliant on the sun to dry our washing on the balconies. A development of

this size would significantly impact our ability to dry our washing with natural sun.

In turn, this would result in increasing the energy consumption of our households as we would need to find alternative ways of drying our washing without the natural light of the sun being as easily accessible.

Our access to natural sunlight is also essential for our mental health and wellbeing and this development would significantly impact us as residents adjacent to the proposed development site with accessing natural light in our homes.

I am also deeply concerned about this development as it requires the Northern Beaches Council to permit deviations from the current building standards. The Developer argues that the orderly and economic development of the site requires the necessary exemptions although those building standards are in place for good reason.

Our safety and our quality of life as well as all life forms that reside in our area should be paramount in the Northern Beaches Councils decision regarding this development application.

The Northern Beaches Council needs to seriously consider if increasing the risks of motor vehicle accidents, destroying the natural environment, reducing the value of surrounding properties and decreasing the quality of life for neighboring residents in its decision in whether to approve or reject this development application.

I strongly disagree with approving the current development application, and I stand with all residents who have raised their concerns about this development application.

Kind Regards,

Lucy Doolan