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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 13/12/2022 9:51:40 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

13/12/2022

MR Maurizio Tedesco  
7 / 25 Waine ST  
Freshwater NSW 2096  
[REDACTED]

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

I am writing to you to voice my concerns of the proposed Development Application (DA) 2022/1985 that has been submitted for 27 Waine St Freshwater 2096..

I would like to express my strong objections to this proposal based on the following points:

**\*Privacy;**

The proposed DA shows that there will be large balconies looking directly onto my Bedrooms and Living/Dining areas.

**\*Sunlight;**

The proposed Height of 12.67mtrs of the DA will be 15% higher of the maximum permissible height of 11mtrs. This will significantly diminish the amount of sunlight that I will receive.

**\*Traffic;**

The proposed DA will introduce a significant disruption to the already congested traffic on Waine st.

Both during the construction, which I am led to believe would be 2 years and then upon completion with 6 x 3 bedroom apartments which would eventually require parking to facilitate..The Parking proposed in the DA does not allow for the amount of cars that will required, not to mention visitors..

The parking spaces on Waine st are already at full exhaustion at any given time, and is made worse after 4pm.

The proposed driveway will be located on a hairpin which is currently a No Stopping Zone. The Entry/Exit of the cars will be a significant safety hazard to the traffic coming around the hairpin,,  
I would only dread to think what it would be like during peak hours!

**\*Height;**

Council regulations cap Waine Street at 3 storeys, The proposed DA will be 5 storeys including the underground carpark, exceeding the the

maximum allowable by two storeys

In conclusion I would ask that you review these concerns and take action to ensure that an application which does not meet Council own regulations on multiple grounds and certainly does not fit with the local environment, but will cause a significant impact to the lives of the residents of our much loved Waine st..

Kind Regards,  
Maurizio Tedesco