
Sent: 14/12/2022 11:21:40 AM

Subject: Opposing Development Proposal at 27 Waine Street (DA2022/1985)

Dear Council Members

I would like to bring your attention a largely inappropriate development application which is currently in submission to the Northern Beaches Council and ask that you call for a review and action to stop this development from proceeding (DA2022/1985).

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.
3. 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.
4. It will be a building site for at least 2 years, causing major problems with traffic flow, noise, dust, and accessibility. Given that cranes may be required to build something of this size the street may be blocked for lengthy periods. During the recent floods, the access to Waine Street was highlighted as problematic being a cul-de-sac, and the emergency gate at the end had to be opened to enable access for emergency vehicles. Even if this were opened for the duration of the build, that "path" from the end of Waine Street's cul-de-sac through is not suitable for a significant volume of traffic and would likely be impossible for access by larger vehicles such as garbage collection, or fire appliances.
5. Parking is already very difficult on Waine street, and the increased occupancy would further exacerbate that issue.
6. During the building, parking will be severely impacted by construction vehicles, workers, and other related traffic.
7. There is a childcare centre at the end of the street and the increased noise, dust, and traffic will present a significant increase in risk and impact on the children attending and the parents taking their children there.
8. We have a local business in the street that operates heavy vehicles, and they will undoubtedly be affected by traffic changes, other heavy construction vehicles, and access limitations that will occur over an extended period.
9. The reality of post-COVID Australia is that far more people work from home at various times which means the increase in noise, dust, and traffic will also further impact those trying to earn a living.
10. The wide driveway, entrance/exit, will be located where there is currently a yellow unbroken line, indicating no parking. This is at the base of a dangerous blind bend and Council made a very wise decision some years ago to mark the corner with the yellow line rather than relying on street signage to ensure that vehicles did not park there (and compliance was dramatically improved after that measure).

11. Being on the downhill, the driveway will create an accident zone for cars coming down around the bend and will also impact pedestrian traffic which is common on the quiet street.
12. Parking is restricted adjacent to the subject site because of the bend in the road and the additional danger it causes. It is inappropriate to reduce the safety measures taken or to increase the risk.
13. Council will also note that it has appropriately restricted traffic parking on certain days in the cul-de-sac end to ensure that garbage collection trucks are able to manoeuvre safely. Their operation around the rest of the street is already difficult and will be further impacted by collections at that location and the additional traffic coming in and out of proposed block.

I humbly ask that you take the time to review these concerns and take action to ensure that an application which does not meet Council regulations, does not fit with the local environment, and which will cause a significant impact to the lives of residents, visitors, and workers in the street does not go forward. Of course, development and progress are normal and reasonable, but this proposal exceeds what any person might consider to be acceptable.

Thank you and kind regards,

Simone Mansfield, Jett Mansfield and Zac Mansfield