
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

03/08/2023

MR Peter Culligan
14 / 29 - 33 Waine ST
Freshwater NSW 2096
[REDACTED]

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

I have reviewed this application and find that there are a number of aspects within the Development Application (DA) that raise safety concerns that if allowed to develop could result in serious injury or loss of life.

Traffic and Parking Assessment

The driveway on the existing property is currently situated on its North side, opposite 44 Waine Street. This driveway is clearly visible to traffic travelling on Waine Street in either direction and drivers exiting the current driveway have a clear view of traffic heading towards them from both directions.

In addition, vehicles exiting the existing property turn left down Waine Street because turning right will take the vehicle to a dead end.

The application shows that the driveway will be repositioned so that vehicles will enter and exit 27 Waine Street from the South Eastern side of the building.

If this proposal is approved, drivers travelling downhill on Waine Street at the legal speed limit of 50 km/h around the tight hairpin bend will not have clear visibility of vehicles entering or exiting the repositioned driveway. This is an extremely dangerous situation as drivers may be unable to avoid a collision and may suffer serious injuries or death.

The relevant amended Application (DA2022/1985) reports in the Traffic and Parking Assessment - Amended (dated 12-7-2023) that there are a number of criteria for assessing sight distance at access driveways, which include the speed of the traffic.

The report refers to the legal speed limit on the hairpin bend, which is 50km/h but suggests that, '...the subject site is located on the inside bend of Waine Street, vehicle speeds are much lower and the prevailing speed of vehicles heading south around the bend is approximately 30km/h.'

This report fails to note that not all cars travel at a speed of 30km/h or less around this bend. Having lived in Waine Street for over 18 years, I can assure our council that most cars travel around the bend at a speed in excess of 30km/h and that I have actually witnessed a number of vehicles and bikes actually exceeding the legal speed limit of 50km/h on that corner.

It is interesting to note that the report warns that, 'Whilst the legal speed limit in Waine Street is 50km/h, it is entirely unsafe to travel at that speed around the bend past the site frontage. In fact, even 40km/h could be considered dangerous around the bend.'

It is also worth noting that, while council has painted yellow lines on the downward side of the tight hairpin bend to stop vehicles from parking on the bend, almost every day, but particularly after sunset, drivers flaunt the rules and park on the yellow lines, which severely restrict the line of sight on this bend. In support of this remark, I have noted that Rangers regularly book these cars and that statistics for these offences will be available within council data.

Finally, the report indicates that, '...while the location of the proposed site access driveway achieves a sight distance of approximately 30m to the north it is less than the desirable 5 second gap distance of 41m.'

On this basis, the position of the proposed driveway is not acceptable.