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To: DA Submission Mailbox
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12/12/2022

MR Nicholas Graham
2 / 25 Waine ST
Freshwater NSW 2096
[REDACTED]

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

Re: DA2022/1985 - 27 Waine Street, Freshwater

Good day,

I am writing in relation to the Development Application DA2022/1985 for 27 Waine Street.

I own Unit 2/25 Waine Street. Although I do not live there anymore, it is let to tenants. Typically these tenants stay for many years due to the amenity of the area.

Keeping in mind that I wish to continue to receive capital appreciation and a recurring rental stream from my Unit, I object to the proposed development for the following reasons:

- The construction will create significant impacts on traffic, considering cars/trucks can only exit at the bottom/Rowe Street. Opening the emergency gate might only partly alleviate this and is not suitable for large vehicles.
- The construction will create significant impacts on parking with space taken up by trucks and workers' vehicles - our own contractors have faced difficulties when working on the remedial works for our building
- How can we be sure the construction, including creation of the underground carpark, will not impact on our own structure? The geotechnical report already raises this concern "7 - Excavation Conditions & Vibration Control" "If rock hammers are to be used, such works will need to be completed carefully as there may be direct transmission of ground vibration to existing structures. We recommend that a geotechnical engineer be present at the commencement of using a rock hammer to review the excavation methods being employed by the contractor. An experienced consultant may be required to carry out quantitative vibration monitoring to confirm that vibrations are within tolerable limits. If during the use of a rock hammer the transmitted vibrations are found to be excessive, then alternative excavation equipment would be recommended by the geotechnical engineer. This may include the use of a smaller hammer or other lower vibration emitting equipment."
- The proposed building will utilise 74% of the plot, when the maximum permitted is 50%. Why permit a reduction of the green space?
- The height of the proposed building is 12.67m/4 storeys (incl ground floor) whereas the cap for Waine Street is 11m/3 storeys. The height limit was created for a reason. Why should this development be permitted to breach this by 15%.
- We understand there should be 2 basement car parks per unit. Invariably some of these spaces will become storage. Where will the additional cars be parked? I understand parking is already very difficult.

Significant disruption to the area during the 2 or so years of construction might encourage my tenant to leave at the end of their lease and impact on my ability to re-let the Unit. And the consequences of the construction to the structural integrity of our own building plus increased traffic/reduced parking from the additional neighbours will impact on the potential capital appreciation.

As an owner and ratepayer since 1993, I do hope Council will reject this application or require significant modification to its scope/size and require guarantees there will not be any impact to the structure of our block at 25 Waine Street.

Thank you.

Nick Graham
2/25 Waine Street
[REDACTED]