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To: DA Submission Mailbox
Subject: Online Submission

11/12/2022

MRS Julie Reed
56 Waine ST
Freshwater NSW 2096
[REDACTED]

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

Please note this email was sent in error earlier today before being complete. Please see below for our complete submission.

To Whom it may concern

We are concerned residents who have lived in Waine street for almost 40 years and absolutely object to the development proposal for 6,3 bedroom apartments, on the hairpin bend at 27 Waine street. We, already have an overdeveloped street ,which contains 18 unit blocks with between 15-30 units in each.. Added to this concentration, these unit blocks are proceeded, and surrounded by mixed businesses which are located at the lower end of the cul-d-sac street. All residents and business owners have to exit the street from one narrow local road into Girard street.

We object to this proposal on these grounds:

Safety

The development is dangerous, because it's entirely surrounded by a yellow no standing line that envelopes the whole development. There is no off street visitor parking anywhere for vehicles. The western face of the development already has 4 driveways from unit blocks that face the site and all vehicular traffic must use their exits to drive down to the street exit.

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.

Building Height

The height of a building on the subject land is not to exceed 11 metres.
The proposed development reaches a maximum height of 12.67m, representative of a 1.67m or a 15% variation of the 11m building height development standard. It is also over the storey restrictions at 4 storeys. Our street has a height maximum of 3 storeys.

Preservation of Trees

We have 2 Australian red gums just out of our property that we are prohibited to touch other than falling dead branches. What gives developers the right to remove any native trees/bushes?

As we have already listed this development proposal is non-compliant on probably 10 aspects and will be detrimental to the environment and have a dangerous impact on residents safety negotiating the hairpin bend and exiting the local street.

Landscaped Open Space and Bushland Setting

Requirement: 278.2m² or 50% (minimum) of the site is to be landscaped.

Proposed: 26%

If the setback requirements were followed we would be maintaining natural spaces in our street.

B3 Side Boundary Envelope: non-compliant

B5 Side Boundary Setbacks: Non-compliant

Requirement 4.5m to eastern boundary; Apartments: 3.0m
2m setback to basements; Basement: Nil - 3.5m

B7 Front Boundary Setbacks: Non-compliant

Primary Frontage (North): 6.5m; Proposed North: 6.0m

B7 Front Boundary Setbacks: Non-compliant

Primary Frontage (North): 6.5m; Proposed North: 6.0m

Secondary frontages (West and South): 3.5m; Proposed West: 3.0m

Access to Sunlight

This development is going to have a direct impact on loss of natural sunlight on properties in 25 Waine street.

Regards,

Julie & Jeffery Reed (56 Waine Street)