
Sent: 16/12/2022 1:49:53 PM
Subject: Proposed development 27 Waine Street DA2022/1985

Dear team

Can this please be forwarded to the appropriate assessing officer.

If this submission could please be considered with the other submissions raised by community members. I do not require a specific response.

On behalf of community members who have contacted me to raise concerns regarding this proposed development, I would like to highlight the following concerns:

- 1) Non compliance with set back and soft landscaping controls - the development footprint for this site does not comply with relevant controls for minimum soft landscaping, and boundary set back controls. The consequence is a bulky built form which occupies a large proportion of the site. The consequence is an appearance of bulk, which is imposing compared to the smaller building footprints of the existing surrounding 1970s era unit blocks. This could be addressed by reducing the overall building footprint, for example by reducing the development to 5 units or changing the development to a combination of 2 and 3 bedroom units.
- 2) Poor architectural design along the boundary with 25 Waine Street - the wall along the boundary with 25 Waine Street is a long imposing straight wall. This is a poor architectural response to the boundary, and will have visual amenity and privacy impacts for residents in 25 Waine Street, as the outlook from their balconies will be into a relatively blank facade. A more articulated design, with suitable planting or screening to establish privacy, would be a better architectural response.
- 3) While the proposal does include offstreet parking, there is only 1 visitor car space provided, and only 1-2 carspaces for each 3 bedroom unit. This is likely to increase demand for offstreet parking, which is already highly constrained on Waine Street, particularly as there are yellow lines excluding offstreet parking outside the proposed development. Due to the steep topology of the site to travel to local schools and shops, adequate offstreet parking is required for future residents and visitors unable to cycle or walk the terrain.
- 4) Construction traffic impacts - as above, there is limited offstreet parking in this location. This will cause issues with construction traffic impacts unless the developer has to identify and licence an appropriate alternative location for trucks to queue and park when required. Construction traffic planning would also have to suitably manage that the pedestrian footpath servicing Waine Street is outside the proposed development, and safe alternative pedestrian access would need to be arranged during construction.
- 5) Overshadowing - residents at 25 Waine Street inform me that 3pm in the afternoon is when their block receives optimal solar access (from the balconies directly adjacent to the proposal), which will be adversely impacted by the proposal.
- 6) Height - the photomontage provided for the proposal does not make clear to residents how the height, bulk and scale compares to adjacent properties.

Kind regards

Kristyn Glanville

Councillor

Councillor for Curl Curl Ward

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