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**Sent:** 21/12/2022 11:55:44 AM  
**Subject:** DA2022/1985

I am writing as a concerned resident of Waine Street regarding the proposed development of 27 Waine Street, Freshwater, NSW 2096.

I have a number of concerns.

1. The size, profile and height of the development. The proposal is developing some 75% of the site when local guidelines are 50% or less. The height of the building is also proposed to be higher than current building regulations will allow. The resulting footprint of the building will be higher and broader than the current building and will detrimentally affect both light and view from adjacent buildings. It will be an eyesore and a blot on the landscape amongst the other buildings in the area.

2. Traffic Management. The size of the development being six three bedroom apartments will create additional road traffic and the proposed parking amenities will be insufficient for the building. Parking is hard to find on Waine Street on evenings and weekends and this will just make matters worse. The proposed access to the car park is also at a dangerous point being on a blind bend and winter sunshine can add to the complexities of entering and exiting the proposed driveway. The greater number of cars will cause additional pressures on the access at the bottom of the road, which at peak times can already get quite backed up.

3. Construction impacts and noise. How long will the work take and at what cost to neighbours peace and sanity? As someone who works from home the majority of the time ongoing construction noise will make calls nigh on impossible and the ability to concentrate difficult. Heavy machinery and vehicles in that areas, especially on the blind bend will cause traffic congestion and inconvenience. The road is a cul-de-sac and although temporary access in and out is possible at the top of the street the access is not sufficient for ongoing use and is typically only used in emergencies, i.e. when the bottom of the road floods (which is does every time there is heavy rain).

4. Water run off. Currently the plot of land is mainly laid to lawn. The proposal is a big concrete carbuncle. The water that falls on the ground there is absorbed into the ground with the new development I can imagine in heavy rains that there will be significantly less rain falling on the ground and this will increase run off and greater flooding at the bottom of the road. Cars and homes are regularly inundated there and last year children at the day care centre had to be rescued by the SES due to rain water running down the hill and flooding the road.

I understand the need for progress, but not to the detriment of a community. I am sure a smaller development, more in line with building regulations requiring no exceptions, and in keeping with the surrounds would be much more favourably viewed by all concerned and I urge the committee to not bend the rules for a companies financial gain.

Kindest regards

Joanne Wear  
19-23 Waine Street