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Sent: 15/12/2022 11:48:48 PM
To: DA Submission Mailbox
Subject: Online Submission

15/12/2022

MS Eve Marinina
8 / 42 Waine ST
freshwater NSW 2096
[REDACTED]

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

Dear Assessing Officer,

To start with, our unit did not receive an official notification of this project, despite being located across the road from the proposed development and marked on the notification map - this is unacceptable as this didn't give us sufficient time to review the plans.

I would like to voice my concern over the proposed development across the following points:

- Boundaries and height

Almost all boundary setbacks are exceeded and the height exceeds the requirement by 15% which is a significant non-compliance.

- Loss of landscape and trees

The proposed landscaped space is almost 50% smaller than required by the council - this calls for a review and amendment to meet the standards. When these standards are met, perhaps it will then be possible to save the trees that are proposed to be removed. The trees in that part of the street provide refuge to local fauna so the removal of this habitat will have negative impact on the wildlife. We've already had at least a dozen mature trees removed on our street in the past 12 months and since then had ringtail possums taking shelter on our balcony where they've been living to date. Being this close to humans, this is a clear sign of a lack of better alternatives for the animals and it's heartbreaking to see the animal habitat further destroyed.

- Loss of views

Due to the height of the building, our unit will completely lose the current district views.

- Road safety and Parking

The street parking at Waine St is already at capacity and it's sometimes impossible to find parking in the evenings. With the proposed development offering limited stacked off-street parking, I don't believe it'll be sufficient to support the needs of the future residents of #27 and the already challenging street parking situation will become impossible.

The proposed driveway is on the downhill bend and is likely to cause accidents as traffic goes

down around the bend from the top of the street.

- Construction noise

We live on a quiet street and the construction noise will impact the surrounding residents. Residents need to see how this will be managed.

I hope you give the above comments a fair consideration and request for the current proposal to be amended to address the challenges.

Many thanks,

Eve Marinina