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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 4/08/2023 2:27:49 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

04/08/2023

MR john ruszczyk  
52 waine street - 52 ST  
Freshwater NSW 2096  
[REDACTED]

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

Here is my submission with the correct address of 27 Waine Street in the first line.

I am extremely disappointed that the developer of the 27 Waine Street site did not respond appropriately to the many comments and concerns from residents of Waine Steet and to the detailed critical examination of DA2022/1985 and the recommendations from the various Northern Beaches Council departments who are tasked with ensuring that all developments meet the requirements.

The amended DA still requires the Council to permit deviations from building standards. The explanation that drives the developer's arguments is that "the orderly and economic development" of the site requires the necessary exemptions. They state that strict compliance is "both unreasonable and unnecessary". What gives them the power to make decisions for the residents of Waine Street and the Northern Beaches?

Why could they not develop plans that better suited the site. The proposed development is the wrong building for the site. The site is at a critical point in Waine Street. Any new development there must take that into account. They have purchased a site that is problematic in terms of topography, environmental elements, and social impact. They must now confront those problems. The amended DA is not a satisfactory response to the Northern Beaches Council's comments and the concerns of the Waine Street residents.

If one thinks in terms of cost - benefit analysis you might think about these things. There are benefits for some. There is an anticipated return on investment for the developer. There are the four families that would live in the four units in Freshwater, a lovely area, but Waine Street is certainly very densely populated. Truth be told we residents love it but it does have its problems, traffic and parking being constants. These benefits go to the single developer's company and the four families.

The costs are to the residents of Waine Street in the immediate time frame of the construction which will be a chaotic and exasperating experience. Think of all the back and forth traffic, the near misses, the scrapes and dings on the cars and trucks, the arguments on whose fault the fender bender was. In the longer -term time frame this new development will have a ugly visible impact on all of our daily lives because it is the wrong development in size and design for the site. Why don't they build a single grand home? Why don't they build two gorgeous units. If they reduced the number of units to two, two families would not be living on Waine Street. But the two that would be residents there would be neighbours to many happy people. Why don't they design a building that will provide a reasonable return yet does not destroy our local area and street.

I do not want this development to go ahead as submitted in the amended DA. I ask that the Northern Beaches Council departments require strict compliance with our area building

standards.

After much thought I have formed the highly considered opinion that there is no reason to grant variations to this DA.