
From: Jo Wear
Sent: 9/10/2023 11:09:48 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2022/1985 -27 Waine Street FRESHWATER NSW 2096

I am deeply concerned about the proposed development of 27 Waine Street Freshwater for several reasons briefly stated below:

Parking: The impact of developing the property and having a large number of new residents and visitors in our street will further limit the current limited availability of on-street parking available to current residents and visitors to our street.

Road Safety: The location of the proposed development is also in a dangerous area of the street where often vehicles have limited reaction time to perceive hazards that lie around each corner. I have personally had many near misses on this corner because it is a dangerous bend and vision to see what's around the corner is limited especially when the sun is low in the mornings and evenings. This development would further increase the risk of motor vehicle accidents involving other vehicles as well as pedestrians in our street. If this development was to go ahead, then the Northern Beaches Council would be essentially contributing to increasing the risk of motor vehicle accidents in our street and reducing the safety of current residents and visitors to our street.

Wildlife: The location of the proposed development is an extremely important area for the wildlife habitat that resides in our area, especially the birdlife. The trees are so important for the native wildlife as they provide food and shelter for many species of wildlife. If this development was to go ahead the Northern Beaches Council would be allowing for the destruction of a very important area of habitat that so many species in our area are reliant for their survival.

Future impact of property value and quality of life:

The location of the proposed development and the size of the development are not at all suited for the area and if the development were to go ahead as it is then the impact of this would significantly reduce the value of the surrounding properties.

The development would also block a significant amount of light that is available to 25 Waine Street. Many of the residents in the unit block adjacent to the proposed development site are reliant on the sun to dry washing on balconies. A development of this size would significantly impact the ability to dry washing with natural sun. In turn, this would result in increasing the energy consumption of households needing to find alternative ways of drying washing without the natural light of the sun being as easily accessible. Access to natural sunlight is also essential for our mental health and wellbeing and this development would significantly impact us as residents adjacent to the proposed development site with accessing natural light in our homes.

Also, the top level communal balcony will increase noise levels in the neighbourhood and detrimentally interfere with neighbours 'quiet enjoyment' of their own properties.

I am deeply concerned about this development as it requires the Northern Beaches Council to permit deviations from the current building standards. The Developer argues that the orderly and economic development of the site requires the necessary exemptions although those building standards are in place for good reason. Our safety and our quality of life as well as all

life forms that reside in our area should be paramount in the Northern Beaches Council's decision regarding this development application.

The Northern Beaches Council needs to seriously consider whether increasing the risks of motor vehicle accidents, destroying the natural environment, reducing the value of surrounding properties and decreasing the quality of life for neighboring residents are important in its decision on whether to approve or reject this development application. I strongly disagree with approving the current development application, and I stand with all residents who have raised their concerns about this development application.