
Sent: 29/06/2021 9:22:14 AM
Subject: Submission to Application Number DA2021/0744

As the owner and resident of 30 Dowling Street I'd like to make a submission regarding the proposed development application 2021/0744.

My family live in the property directly to the south of the DA. On the Master Plans our property is incorrectly indicated as 30 Oliver Street.

Comparing the previous DA, 2020/0543 and this current DA shows minimal change despite the numerous compliance issues and numerous public submissions against the earlier development application. And I can see no parking allocation details either. Previous public submissions would therefore be relevant to this current DA.

There are many shortfalls in the minimum requirements that will have a negative visual, social, commercial and environmental impact.

There's the same insufficient area of Soft garden . Required 148 sqm, provided 54 sqm.

Insufficient Deep soil garden area . Required 74 sqm, provided 39 sqm.

The designated garden area is comprised of every spare surface cobbled together to make the required area. What is required are lush ground level plantings along Oliver and Dowling Streets to hide the height and length and a public walk-through oasis to break up the massive length of concrete. The Southern deep soil planting area will fail due to a complete lack of sunlight blocked by the building itself.

The retail area is a tiny token area to gain shop top classification and will add minimal commercial benefit for such a huge development. Holding such a dominant gateway position to the Village should also create dominant shopping appeal to draw people in.

The overall size and bulk of the development will look like The Titanic ran aground in Lawrence Street. It's a 43 metre long flat sided behemoth rising from the footpath with zero setback and up to 7 times the height of an average person. It will have no visual connection with the coastal feel of the Freshwater Village and will tower over the intersection on 3 sides. It will be 4 storeys high when the limit is 3, and in such a prominent and exposed location any additional height will be exaggerated by the lack of any setback or substantial plantings.

The proposed driveways on Oliver and Dowling Streets are too close to Freshwaters largest intersection which has recently been upgraded due to the increased volume of traffic. Traffic around this intersection is fast and busy due to the steep grade, open flow and drivers are focussed on the traffic lights rather than identifying hidden driveways. The Oliver Street access won't allow for safe egress or ingress without stopping traffic in both directions. The driveway on Dowling Street is similarly obstructive to the current flow of traffic and Bus Stop arrangement. These driveways would be much safer if located at the furthest end of the development away from this crowded intersection. There are already numerous accidents at this point and my husband has attended as a nurse several where a child has died, another where a car rolled, a cyclist knocked down, a car missed the lights completely and plowed into a parked truck and more recently a head-on where an elderly lady was flung from her car and landed on the road. Adding more cars from different directions will only make this more dangerous for drivers, cyclists and pedestrians.

There will also be a huge impact to our property and the amenities we currently enjoy . The plans show several units on the southern end will be above our window height enabling residents to look down and into our lounge room and dining room. We will need to keep the lounge and dining room curtains closed at all times to have any privacy. This would remove

any natural light into what is the main area of our home.

The proposed height and width of the southern end of the development ensures that our well established deep soil planting area at the North end of our property will lose the current direct sunlight for 90% of the year with a substantial area losing direct sunlight completely. The affected area is 260 square metres or 1/3 of our total land area. This is far too much of a loss and will devalue our home to a major degree with 1/3 of the land becoming useless.

On Page 15 of the Master Plan (attached) there are drawings indicating that no part of our garden will receive any direct sunlight at all around Winter if the development proceeds. In summer more light will fall on more of the garden area but only fleetingly during the middle of the day and only for a few months of the year.

An adjacent power pole (which is shorter than the proposed height of the development) provides clear evidence that during the day the shadows will extend from over 20 metres in the morning, to a minimum of 14 metres at midday over the property line with all direct light lost by 4pm due to the overshadowing by the unit block to the West.

The almost complete removal of sunlight will render this now beautiful garden area incapable of sustaining plant life. It will become a dark, cold, wet uninhabitable area as the existing plants die off. No plants will be able to regenerate without light or warmth and as the current garden dies the development will be even more visually prominent. During Winter 1/3 of our entire land will receive no sunlight at all, and that's when it needs it most to dry the rain and damp. I have attached photos taken yesterday that clearly show my claims of shadow length at various times of the day.

Pages 17/18/19 of the Master Plan show shadow modelling images that are a wild misrepresentation. Page 18 purports to show very short shadows in June , my attached images taken on 27 June indicate shadows of 20 metres at 10 am.

I find it difficult to assess in good faith a Development Application that includes misleading information of such great error.

My husband and I find the Visual impact to be grossly oversized and totally at odds with the feel of the Freshwater area, looking more like an industrial warehouse. It will increase the driving and pedestrian danger at 2 intersections, it falls very short of basic minimum requirements for plantings and parking and height. And the proposed development will have a devastating impact on the existing garden we have established, how we live in our home, the value of our home and the use of 1/3 of our land.

Thank you for considering my comments. If there's any problem with the attached images please let me know.

Carolyn McPherson-Smith.