

December 2023

I am a Peninsula full time resident and object to DA 61592/2021 at 16 Warrah St, Ettalong.

One of the reasons for the refusal in December 2022 is that this proposal is not compatible with the desired future character of the zone and does not exhibit best practice design. Best practice is building for liveability. This design does not offer a desirable living space.

Unit 2 has a POS that comprises heat absorbing stepping pavers, and a very small amount of turf which will provide some relief from the heat. The garden for Unit 2 does not have a canopy tree to shade the outdoor area. Ettalong has been recognised as experiencing dangerous urban heat due to overdevelopment and poor urban design.

Unit 1 has the luxury of two trees for shade. Is there sufficient deep soil to allow these trees to eventually reach the water table? If not, these will not thrive and grow to a shade potential.

Unit 3 has a Weeping Lilly Pilly that will reach a height of 8m and offer excellent shade. Same question... Is there sufficient deep soil to allow this tree to eventually reach the water table and grow to its full potential?

Incorporating shade giving trees is commendable.

I will be watching closely the development of the landscaping. Trees need to be watered and maintained as per the landscape schedule. Trees retained on site must have adequate protection as per the Landscape plan.

The adjacent properties will be looking at a monstrosity with no substantial landscaping to hide the monotonous cladding. The privacy of the adjacent properties will be severely impacted.

The massive driveway is further exacerbating urban heat. No attempt is being made here to factor in a heating climate.

**Visitor parking;**

As there is no amended SEE, visitor parking in the original SEE suggested that there was sufficient on street parking. This cannot be allowed as our Ettalong streets are already crowded with residents competing for a space near their home. Visitor parking must be provided on the site.

This design is an overdevelopment of the site and reduces the liveability for its residents and neighbouring properties. I would suggest that the designers of this project would not themselves want to live here.

This design is not in the public interest. We must do better. A duplex would be a better outcome.