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To: DA Submission Mailbox
Subject: Online Submission

12/08/2023

MR John Vaccaro
57 Brighton ST
Freshwater NSW 2096
[REDACTED]

RE: DA2023/0995 - 54 Brighton Street FRESHWATER NSW 2096

We object to the proposed development DA 2023/0995 52-54 Brighton St Freshwater for the following reasons.

Living across the road from the proposed development, I believe as the submission is currently submitted it is completely out of character for the street. If you look at other similar sites like 32 Brighton St, at least this development under the SEPP 5 rules at the time, made good use of the area and after listening to the neighbourhood, was sympathetic in its design to keep in character with the street and locality.

In today's modern society nearly all families have a minimum of 2 cars and if they have children, they have cars also. I will find it difficult to believe that they will not park in the accessible car spaces and if they don't then they will park in the already over parked street.

The Street is already under significant pressure to local traffic, buses and trucks using Brighton Street as a Rat-run to Harbord Road or to the beach, not to mention the added pressure once the neighbouring parks offer night sport as is currently proposed. Council has already explored to look at reducing the current speed from 50km p/hour to 40km.

Its already difficult as it is, especially on bin collection days when people just drive up and move your bins out of the way, just so they can park as there already isn't sufficient parking on properties due to the reasons mentioned above and when the waste collection goes by, your bin is constantly not picked up because its hiding behind a parked car.

The size of the proposed dwellings will have a significant negative impact on my property, my neighbour's property and the character of the streetscape.

The bulk and scale of the proposed development is inconsistent with the Warringah LEP objectives.

The current application does not meet on a couple of items of the current LEP and this should be addressed before any approval is given. The proposed 3 stories as submitted, does not comply and is inconsistent with the streetscape of predominantly one and two story homes in the area.

During heavy rain periods, especially the recent floods, our house was inundated by run-off of water directly across from where this development is proposed, due to the in adequate

stormwater drainage on the north side of the street. There is no drainage for several hundred metres, this flow of water takes the most direct route through properties like ours and affecting properties in Bennett St. Like others have already mentioned our insurance premiums have increased substantially due to the damage caused by the now more common events and councils in adequacy to adequately maintain and manage the increase of stormwater management in accordance with the level of council approved building works.

I strongly believe that DA2023/0995 is an over development of the site and is not in keeping with the street scape for this area and will have significant negative aesthetics, financial and lifestyle impact on the neighbourhood.

John Vaccaro