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Sent: 7/08/2023 12:14:49 PM
To: DA Submission Mailbox
Subject: Online Submission

07/08/2023

MR Will Tompson
- 17 Robert ST
Freshwater NSW 2096

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

RE: DA2023/0995 - 54 Brighton St, Freshwater NSW 2096

Dear Adam,

We would like to object to DA2023/0995 on the following grounds;

1. Bulk and Scale

The DA does not comply the the floor space ratio requirements of the SEPP and is over by 20%. The height and bulk of the proposed development will change the character of the area and will set a precedent that risks affecting the amenity of the whole area.

2. Privacy for neighbours

Privacy for neighbours on either side and to the rear will be dramatically reduced by a building of this scale. The current neighbourhood is all two storey houses with established trees and gardens allowing a residential community feel. This DA requests an unacceptable level of overshadowing, windows looking directly into private living spaces and insufficient landscaping to mitigate this loss of privacy.

3. Traffic in Brighton St

Brighton St is already congested and too narrow to deal with the current level of cars, trucks and regular buses. In many cases cars are forced to pull over and stop to allow other vehicles to pass. Adding an apartment building to an already overloaded road system is poor planning.

4. Storm Water

Robert St regularly floods due to the overflow of water from Harbord Park. The existing storm water pipes on Robert St between 17 and 15 cannot cope with the volume of water and this leads to overland flooding. The water levels estimated by the flood study accompanying this report far underestimate the water levels experienced by residents of Robert St in March 2022. Water levels flowing at speed through our property into 52 Brighton St were knee high. This DA proposes to change the flow direction of the existing storm water drain to avoid the natural gully and to re-direct it to the East and then install a 90 degree dog leg into the pipe. Surely this will impede water flow, create blockages and make the situation in Robert St worse.

We request that this DA be REFUSED in its current form until it complies with the Warringah local environment plan with regards to building character and height , corrects the FSR to comply with the State Environment Planning Policy (Housing 2021) and satisfactorily addresses the storm water and flood risk issues.

Kind regards,

Will Tompson