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**From:** [REDACTED]  
**Sent:** 14/08/2023 8:50:03 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission in relation to DA2023/0995 at 52 and 54 Brighton Street  
Freshwater  
**Attachments:** 230814 To Adam Croft regarding DA2023 0995 at 52 and 54 Brighton Street  
Freshwater.docx;

**Email for Adam Croft.**

Hi Adam,

Please find attached our submission in relation to the above-named proposed development.

Kind regards,

Simon and Briar Wain  
61 Brighton Street  
Curl Curl 2096

14 August 2023

Adam Croft  
Principal Planner  
Northern Beaches Council  
Via email (council@northernbeaches.nsw.gov.au)

Dear Adam,

RE: DA2023/0995, 52 and 54 Brighton Street Freshwater.

Thank you for the opportunity to make a submission in relation to the abovenamed proposed development which we consider to be unsupportable for the reasons stated below.

**Unreasonable Development within a Low Density Residential (R2) zone.**

- We have been residents of 61 Brighton Street since 2008.
- Since 2008 there has been a number of building activities in the street ranging from additions/renovations of existing properties to battle axe subdivisions. We have been supportive of these reasonable development activities in keeping with the current R2 zoning for the area and consistency with the current streetscape and area.
- The bulk, scale, appearance and the resulting wide-ranging negative impacts of the proposed development make this an unreasonable development within R2 zoning and should be REJECTED.

**Unsupportable Precedent within an R2 zone.**

- If approved, the proposed development will create an unconstrained precedent for others to follow. Therefore, by default, the street moves away from being an R2 zone.
- Has council made the decision to rezone the street away from being a R2 zone? If not, the proposed development should be REJECTED.

**Drainage Issues made worse.**

- The current drainage infrastructure embedded on the proposed development site is inadequate under certain weather events.
- It would appear to me that any adjustment to the drainage infrastructure on the proposed development site would make this issue worse. On this basis the proposed development should be REJECTED.

**Seniors Living versus Block of Units.**

- The bulk, scale and appearance of the proposed development presents as a block of units.
- Would council approve a block of units in Brighton Street which is an R2 zone. If not, the proposed development should be REJECTED.

Kind regards,

Simon and Briar Wain  
61 Brighton Street, Curl Curl, 2096