
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/08/2023 12:10:41 PM
To: DA Submission Mailbox
Subject: Online Submission

09/08/2023

MR Geoffrey Brown
2 Waratah ST
Freshwater NSW 2096

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

As owners of 2 Waratah St Freshwater we strongly oppose the proposed development DA2023/0995 at 52 & 54 Brighton St Freshwater and request that Council REFUSE the proposal.

Our objections are based upon a significant range of adverse impacts we would incur as a result of the development.

The negative impacts include:

- Total loss of privacy in our backyard and in our main family living area in our home
- Loss of sunlight due to the development height
- Reduced visual solar light due to development height
- Flooding of our property
- Shadowing caused by the development height
- Loss of airflow/breeze due to development scale and bulk
- Intrusion of nighttime light from windows and external building lighting
- Visual bulk and scale of the overwhelming size of the buildings
- Degraded aesthetics, increased noise
- Loss/reduction of sky view
- Increased ambient night light due to internal and external lighting
- Loss of trees and other vegetation - aesthetic and reduced bird habitat,
- Loss of flowers/flowering plants
- Decreased solar and light reduction

In addition, the excessive size and scale of the development would result in:

- Extensive and prolonged (years) of demolition, excavation and construction causing dust, ground vibration and air pollution
- Increased traffic congestion due to onsite construction equipment
- Reduced street access
- Reduced available parking for residents and visitors throughout construction and beyond

In the event of approval by the Council we seek at minimum:

- Limitation to a ground floor level only development
- Privacy screens to all glazing and decks facing our property

Greater setback to any upper levels

Roof terraces to be deleted

Dense sympathetic landscape screening in side setback zone to the height of the proposed walls

Jenny and Geoffrey Brown

Owners: 2 Waratah St Freshwater

Ph

