
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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Subject: TRIMMED: Online Submission

15/08/2023

MR D Gardiner
- 6 Waratah Street ST
Freshwater NSW 2096
[REDACTED]

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

I am writing this letter as a concerned resident and property owner in relation to the proposed development at 52-54 Brighton, which has been brought to my attention through the recent planning application DA 2023/0995. I would like to express my strong reservations and objections regarding the current plans for the proposed development.

While I understand the importance of urban development and progress, I believe it is essential that such projects align with the existing character and environmental considerations of the area. The proposed two-storey development deviates significantly from the prevailing local housing types, which poses the risk of disrupting the harmonious visual aesthetic that our community values.

My concern revolves around the potential loss of numerous mature trees as a result of the development. These trees not only contribute to the scenic beauty of the area but also have a tangible positive impact on the environment. Their removal would significantly alter the landscape and, consequently, the view from my property. I fear that this loss of greenery could have broader ecological consequences and diminish the overall appeal of the neighborhood.

The proposed underground parking and associated flood management and water diversion have raised serious worries about water management and flood risk. Given that water runoff from our property already affects our neighbors, the potential exacerbation of this issue due to the development's plans is concerning. It is imperative that a comprehensive strategy for stormwater management be incorporated into the project to mitigate flooding and safeguard both the existing properties and the proposed development.

The current fencing arrangements also raise privacy concerns. With the placement of entertainment spaces, a pool, and other amenities in close proximity to our back fence, the sense of seclusion and tranquility in our yard could be compromised. I believe that the height and design of the proposed fencing are inadequate for a development of this magnitude, and I urge for measures that respect the privacy and solitude of neighboring properties to be included in the revised plans.

Additionally, I have reservations about the adequacy of the parking provisions. While the proposal claims to have sufficient parking spaces, I am concerned that it may still lead to increased strain on the street parking availability. It is vital that any development does not negatively impact the parking conditions for existing residents.

It threatens the views and atmosphere of the surrounding houses (not ours as much as our neighbours. Including our next door neighbours who have been residents for over 40 years. I firmly believe that any development should be aligned with the spirit of the community and should contribute positively to the overall ambiance of the neighborhood.

Considering these concerns, I request that the planning authority consider requesting amendments to the application based on the points I have raised. I believe that a revised design that addresses the issues of architectural conformity, tree preservation, water management, privacy, and parking would garner more support from the community and better fit within the existing fabric of our neighborhood.

Thank you for considering my concerns and objections. I trust that the planning authority will prioritize the well-being and wishes of the community. I look forward to your response and hope that the final outcome will reflect the collective interests of all residents as well as accomodate this progressive development the area needs as times change.