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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 9/08/2023 2:01:39 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

09/08/2023

MRS Claire Pitman  
46 Brighton ST  
Freshwater NSW 2096  
[REDACTED]

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

As a close neighbor to the proposed development DA 2023/0995 52 at Brighton street Freshwater we vehemently oppose what is proposed on the following grounds.

1. The proposed development is completely out of character for the area, with the bulk and scale of the building inconsistent with Warringah LEP objectives. It will have an extremely negative effect on the streetscape of Brighton street. As a homeowner who recently had a DA approved, and worked tirelessly to design a home in fitting with the streetscape and minimal bulk, I feel there is no way this can be approved in its current form.

2. The non compliance of the proposed development is extreme - with wall heights of 9.2m meaning a non compliance of 28.5%. Again, we were requested to comply with every minor detail of the development controls and to approve such non compliance just a few doors down would not only be hypocritical but cause major privacy, solar and noise issues for our street, in particular from the rooftop balconies.

3. Further to this, the development would set an unwanted precedent in a street of single and two storey, low density housing.

4. There are already major traffic concerns on Brighton street, with the street often dangerous for the young families who live here, as cars use it as a thoroughfare to Brookvale and beyond. Adding 27 extra car spaces, not to mention their visitors and carers would increase the danger and parking issues tenfold and present a very real risk to the entire community. Brighton street sits between two very large schools (Harbord Public and Freshwater High) with huge volumes of students walking the footpaths every day. This development, and the massive increase in congestion it would bring, poses a real risk to those young people.

5. The development represents an increased flood risk for both the development and surrounding properties like mine. The mitigation strategies proposed are woefully inadequate.

6. There is no public interest in having seniors housing of this scale on Brighton street. Not only does the scale, and size of the proposal have several negative impacts on the area as detailed above, but the street is not an appropriate place for so many seniors to reside. There are no amenities publicly accessible, and as detailed before, the street can be dangerous for those on foot and this would be dramatically increased by the extra traffic congestion. Those seniors living there would have no access to any public amenities, and in fact be at risk themselves.

The proposed development is not in keeping with the low density character of the neighbourhood and should be rejected.