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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 15/08/2023 9:48:54 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

15/08/2023

MR P Macfarlane  
72 Brighton ST  
Freshwater NSW 2096  
[REDACTED]

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

RE: DA2023/0995 - 52 & 54 Brighton Street Freshwater

We are writing to voice our objection to the proposed development.

Not only does the proposal contravene development regulations, it is also wholly inconsistent with the character of the local area.

The site is zoned R2 (Low Density Residential) under the Warringah Local Environment Plan 2011 and compliance with the local Development Standard is a very reasonable expectation. The proposed 4.6 variation request should be rejected as:

1. It is not in the general public interest;
2. The surveyed site area is large at 2,053m<sup>2</sup> and so provides ample scope to ensure a compliant design;
3. Seniors housing as defined by WLEP 2011 is prohibited within the zone;
4. It exceeds the maximum permitted height in the area of 8.5m ;
5. It is not compliant with the R2 zone which is limited to two storeys;

The proposal is not at all sympathetic with the streetscape as most homes in Brighton Street have well maintained gardens that soften the streetscape and complement the trees lining the street.

Brighton Street is at times a busy street and can be difficult for residents entering and reversing from their driveways. The proposed development will put further pressure on the street with a significant increase in the number of cars (relative to the existing cars for #52 & #54) coming into and out of the complex.

Flooding in the street can be severe, as was experienced in 2009 and 2021 and especially so in the immediate vicinity of the proposed development. The material reduction in soft surfaces such as gardens and lawns in favour of hard built areas will only exacerbate the runoff into the street and surrounding properties and increase flood risk for the area.

The sheer scale of the proposed development and disregard for local building regulations appear to be more geared at [REDACTED] than creating a lifestyle for over-55's and we believe it should be rejected.