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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 25/01/2024 3:11:24 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED Onli e Submi ion

25/01/2024

MR Will Tompson  
17 Robert ST  
Freshwater NSW 2096  
[REDACTED]

**RE: DA2023/0995 52 Brighton Street FRESHWATER NSW 2096**

Dear Adam,

Our property shares our rear boundary with the proposed development at 52 54 Brighton St  
We continue to object to this revised DA on the following grounds;

1. Bulk and Scale

The new DA still does not comply the the floor space ratio requirements of the SEPP or the Warringah LEP and the scale of the two buildings is completely out of character with the area.

2 Privacy and Amenity

The current outlook for most of the direct neighbours to the two affected sites is of treescapes and gardens. The living areas and outdoor spaces are all at ground level. This new development proposes multiple outdoor living spaces, including outdoor kitchens, elevated from ground level and on second stories. The loss of privacy, overlooking and noise will be a dramatic change from the status quo and is unreasonable for neighbours.

3 Traffic in Brighton St

Brighton St is already congested and too narrow to deal with the current volume of traffic. In many cases, cars are forced to stop to allow a second car to pass, and this is exacerbated by the use of this narrow street as a public bus thoroughfare. Adding additional street parking and traffic volume to Brighton St is poor planning.

4. Flooding

Robert St regularly floods due to the overflow of water from Harbord Park. The existing storm water pipes on Robert St between 17 and 15 cannot cope with the volume of water leading to overland flooding. We have had 3 floods in 12 years. The floods of March 22 saw water flooding through our property into 52 Brighton St at speed and at knee height. Increasing hard surfaces and narrowing the areas that water can flow between properties will only push the problem into neighbouring properties.

We request that this revised DA be REFUSED, as it has not addressed the shortcomings of the previous DA.