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To: DA Submission Mailbox
Subject: Online Submission

15/08/2023

MR Kenneth Bourke
7 Waratah ST
Freshwater NSW 2096
[REDACTED]

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

I wish to lodge an objection to the proposed development for consideration on the following:
The proposal is not within the general character of development in the area and three storeys is not consistent with the zoning for the location in Brighton Street. As the proposal is being undertaken under the SEPP Housing, it effectively bypasses the LEP requirements, resulting in a development that would likely be considered an over development of the site in context with the surrounding land development in the area. It's not uncommon for proposals like this one to utilise this SEPP Housing to bypass LEP requirements that are in place to ensure balanced development within the context of the local environment. This SEPP is commonly used to obtain over development of sites under the principle of seniors housing. Other issues for consideration to this proposal include consideration of reduced car parking. Why are there over 3 car parking spaces per dwelling? Excavation for basement car parking will need to consider increased flood risks, and the amenity impacts on immediate neighbours who will be impacted by an out of character development in a low-density zoning area. Whilst this development is likely to be approved, I urge Council to consider requesting the applicant to scale down the intensity of the development on this site to achieve a more balanced outcome for the surrounding area. Thank You.