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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

10/08/2023

MR George Bartrum
- 44 Brighton ST
Freshwater NSW 2096

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

We strongly oppose this development for the following reasons:

1. It is a development completely out of character with the rest of Brighton street, surrounding streets and indeed this side of Freshwater and Curl Curl.
2. The proposed development of an underground basement to create 27 parking spaces is a gross over development in an area that is already under significant strain of local traffic, buses and trucks using Brighton street as a short cut from Harbord Road.
3. The size of the dwellings will have a significant negative impact on my property, my neighbours property and the character of the streetscape.
4. The development will have a significant negative impact on the sunlight to my property and my neighbours property, particularly in late Autumn to early spring.
5. The current application is in breach of a number of clauses within the LEP and until the development addresses those points the development should not be considered by council to be an application worthy of approval.
6. The developer has clearly either forgotten the floods of 2022 or chosen to disregard the environmental impacts of this development. It is disappointing that despite the major climate events of recent times including that of the flood in 2022 we still have to remind developers of the need to reconsider design and engineering to cater for the rapid changes in our environment.
7. Senior housing in predominately low rise residential street and area is not in the communities best interest. It sets an irreversible precedent for other future developments in the area, one that it can not afford to absorb.

We can not support this development as it currently is.