
Sent: 14/08/2023 9:13:14 PM
Subject: DA 2023/0995 52 & 54 Brighton Street, Freshwater

Dear Madam/ Sir

We are strongly opposed to the development for 52 and 54 Brighton Street, Freshwater.

We have lived in Waratah Street Freshwater for more than 45 years. Our residence is just around the corner from the Development Proposal.

We are extremely concerned about the flooding impact this development will cause. We have experienced a number of flood events in Brighton Street/ Waratah Streets over the years and primarily the flooding at the junction of these two streets. As for the one in one-hundred-year flood we can tell you that we have personally witnessed major flooding of this intersection and the surrounding area in 1988, 1997, 2016 and the most recent one in 2022.

During these events the water flow that comes down Waratah Street from the top of the hill in Robert Street is massive. It also flows through the back yards of our properties on the western side of Waratah Street, through garages or down driveways to join the already flooded gutter of our street to add to the flooding in Brighton Street. Last year was the worst one we have seen. Twice during the worst day of last year's flood, I saw two residents from Brighton Street standing in the middle of that road where the drain is located, up to their hips in water, trying to clear that drain so flood water could get away. The water was so deep it stopped cars turning from Waratah Street into Brighton Street. I was one of the people standing on the footpath in the rain, out the front of #1 Waratah Street, waving at drivers to stop them from trying to drive through the flood water. It was a terrible day and a dangerous situation. If there had been an emergency and an ambulance was needed, access would have been greatly restricted to a resident or residents in need of assistance.

This area of Freshwater is located within a large natural gully which is noted in the DA Environmental Impact report. There is also a natural stream which flows from the top of Robert Street down Waratah Street, across Brighton Street and on to Greendale Creek. This is not mentioned in the report. Why? I'd like to know why the Environmental Report is based on the flood event of 2016 and not last year's event (2022) which was much worse than the 2016 flood? The flooding effects from 2016 only are noted in the Report. The proposed development will definitely increase the frequency of flooding and the volume of water during these flood events. The water will not be able to disperse. More homes will be affected as a result, including our home, I expect. This is a huge concern for us.

The development does NOT fit in with the character of the surrounding area at all. It is NOT consistent with the desired future character of our area either. It most certainly is NOT low impact nor low density. The development sets an unwanted precedent for our area. There are a number of subdivisions in Brighton Street i.e. two homes on each of those divided blocks. Some are two storeys. The proposed development is for two BLOCKS of four, three-to-four-bedroom townhouses, three storeys high at 9.5m. How is this consistent with the character of the surrounding properties? It Isn't! It is a massive OVER development.

The "bridge", or should I call it the "accessible pedestrian corridor" linking the two blocks of town houses is common area which will need to be lit every night. The bridge will be three storeys high. It

will be directly opposite our house and the light from the corridor will shine over the roofs of the houses on the eastern side of Waratah Street and into our bedrooms which are situated at the front of our home. We know that the constant light all night, every night will affect our sleep. Sensor lights will also cause a problem by turning off and on all night so that won't be an option. We are very worried about this.

We currently look east from our home to a lovely leafy view and a magnificent Willow tree. If that view was replaced by an ugly 9.5m brick wall and bridge, we would be devastated. We use our front veranda on most afternoons to sit and relax and I most certainly do not want to be looking at residents sitting on their balconies. Nor do we want them looking at us! We greatly value the privacy we have now. Should this development go ahead our privacy will vanish.

The development states that underground parking will be available for residents of the town houses to park their vehicles. What about the overflow of vehicles belonging to the residents, or visitor parking. Where will they park? Brighton Street is fully parked out on most days by current residents and on week days school students from Freshwater Senior Campus add to the congestion. Students from the school already park in Waratah Street because there isn't any parking left in Brighton Street by 8.30am on school days. During the football season, Waratah Street is usually parked out on weekends by spectators vehicles. There are many games played at Harbord Park on most weekends. It is a narrow street and when cars park on both sides of the street, there isn't room for cars to pass each other.

We hope this submission has highlighted the concerns we have. This is a particularly stressful situation for many residents including us. Having not long recovered from the major flooding event of last year we are scared of what the future holds for our home, our neighbours and their homes and for our lovely area.

Kind Regards
Alan and Julie Galvin.