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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

15/08/2023

MR J Barnard  
94 Brighton ST  
Freshwater NSW 2096  
[REDACTED]

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

I object to the proposed development DA 2023/0995 52 Brighton St Freshwater for the following reasons.

1. The site is zoned R2 Low-Density Residential. The proposed development of two blocks of four, three-to-four-bedroom townhouses, three stories high at 9.5m is not low impact or low density.
2. The bulk, scale, and height of the proposed development are inconsistent with the Warringah LEP objectives. It is out of character for the area, and will negatively impact the neighbourhood streetscape. The three-story development is inconsistent with the predominantly one and two-story homes in the area.
3. The bulk and scale of the proposed development will result in considerable solar and privacy implications for the immediate neighbours.
4. The development has a NON-COMPLIANCE DENSITY AND SCALE SEPP HOUSING 2021 CONTROL FSR 0.5:1 PROPOSED FSR 0.59:1 as stated on page 5, Plans - Master Set ISSUE FOR DEVELOPMENT APPLICATION 52&54 BRIGHTON ST, FRESHWATER.
5. The development represents an increased flood risk for both the development itself and the surrounding properties. The bulk and scale of the development will impact the way water flows from the site into the street and neighbouring properties. Increasing the risk of flooding is of particular concern after March 2022 when many properties in that section of Brighton St were flooded. This site is not suitable for seniors' development due to the high flood risk.
6. Adding a development of 8 homes and space for 27 cars into an already busy street would be irresponsible and provide an unacceptable increase in risk to pedestrian safety, especially for the school children on their way to Freshwater Senior Campus and Harbord Public School.
7. The Traffic Impact Assessment appears inaccurate and fails to address that there will be 27 parking places, 23 more car spaces than the current existing low-density residential dwellings.