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To: DA Submission Mailbox
Subject: TRIMMED Online Submission

25/01/2024

MR Geoffrey Brown
2 Saratah ST
Freshwater NSW 2096

RE: DA2023/0995 52 Brighton Street FRESHWATER NSW 2096

Jenny and Geoffrey Brown
2 Waratah St
Freshwater NSW 2096

RE DA2023/0995 54 Brighton Street FRESHWATER NSW 2096

As owners of 2 Waratah St Freshwater, we continue to strongly oppose the proposed development DA2023/0995 at 52 & 54 Brighton St Freshwater and request that Council and the Land and Environment Court REJECT the proposal

We acknowledge that minor modifications have been included in the amended plans submitted by the developer. However, the massive adverse impacts of the proposed development remain substantially unchanged.

Our objections are based upon a significant range of adverse impacts we would incur because of the development. The negative impacts include:

Bulk, Size and Height

The proposed development would impose two massive structures that would be overly imposing and remove all privacy to our dominant family living in the rear of our property. We currently have floor to ceiling rear windows across the rear of our main family living area. The proposed development's bulk, size and height would not only eliminate our privacy but also reduce our sky view, reduce our morning sun, eliminate our treescape outlook and introduce shadowing. We also expect loss of breeze due to the visual bulk and scale of the overwhelming size of the buildings. Degraded aesthetics and increased noise. The development will also introduce significant ambient night light because of proposed internal and external property lighting. The significant loss of trees due to the bulk and size of the development will directly reduce an extensive array of bird habitat who currently nest in the existing trees.

Flooding Risk

The proposed development creates increased potential flood risk to our property

Loss of Privacy

The proposed development causes total loss of privacy in our main family living spaces including backyard, on our deck and in our family lounge area

Loss of Significant Large Mature Screening Tree

We recognise the amended plan includes 'intended' retention of existing large willow tree on

the western boundary. However, we also recognise the tree will be at significant risk of root damage because of the proposed development's extensive excavation and could lead to the ultimate death of the tree.

What assurance is there that this large mature tree would be sufficiently protected to ensure its long-term health and continue to provide a degree of privacy to our property?

Should the tree die at any time during the proposed development or in the future, what would be the commitment by the developer or new owners to replace significant vegetation to restore existing privacy?

Increase in Noise

New resident noise generated by 8 apartments positioned sideways across our rear boundary.

Solar Light

Loss of sun and light due to the development height.

Night Light

Intrusion of light at night, into our main living area, from windows and external building lighting.

Parking

Daily, Waratah Street is used as an overflow parking area from Brighton Street. In addition, Senior Students from Freshwater Campus park all day, on Waratah Street, directly out the front of our property, which restricts our own street parking availability. The lack of visitor parking for the proposed development will guarantee increased overflow parking into Waratah Street and prevent current Waratah Street residents from parking in their own street.

Traffic

Increase from 1 dwelling to 8 dwellings will cause significant increased traffic congestion in Brighton St, Waratah St, and general vicinity.

Demolition, Excavation and Construction Impacts

Prolonged years of degradation in our quality of life related to Noise, Vibration, Dust, Traffic, Privacy, Amenity and Parking because of the proposed development.

Comment

This proposed development of high cost apartments for the financially elite is motivated by profit for the developer, and will significantly negatively impact individual local residents, neighbourhood and greater community.

Jenny and Geoffrey Brown
2 Waratah St Freshwater 2096