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Sent: 9/08/2023 9:14:49 PM
To: DA Submission Mailbox
Subject: Online Submission

09/08/2023

MRS Victoria Landells
46a Brighton street ST
freshwater NSW 2096
[REDACTED]

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

We oppose the proposed development with reference to planning application DA 2023/0995 for 52 Brighton St, Freshwater, citing the subsequent reasons:

1. The size and magnitude of the planned development deviates from the objectives of the Warringah Local Environmental Plan (LEP). It also lacks conformity with the neighborhood's aesthetics, consequently adversely affecting the visual appeal of the local streetscape. The proposal for a three-story structure contradicts the prevalent pattern of one and two-story residences in the vicinity.
2. The extensive dimensions of the development pose significant concerns for solar access and privacy for neighboring properties. Inadequate provisions for privacy screening coupled with the potential for excessive noise from rooftop balconies could severely infringe on the neighboring community's tranquility and privacy.
3. The proposal violates the stipulated maximum wall height of 7.2m according to the Warringah LEP by reaching 9.2m, resulting in a non-compliance margin of 28.5%. There exists no reasonable justification for such a substantial deviation from the specified standards.
4. The development fails to align with the considerations for "low density, low impact" development and is ill-suited for this particular site. The significant wall heights and a Floor Space Ratio (FSR) of 0.58, which deviates by 20%, highlights the large-scale nature of the project.
5. The development introduces an augmented flood hazard to both its premises and neighboring properties. The bulk and scale of the structure could alter the drainage dynamics, affecting the water flow towards the street and adjacent lots. This concern gains particular significance given the flooding incidents experienced on Brighton St in March 2022. The proposed stormwater design's mitigation strategies appear inadequate.
6. Granting approval for this development could establish an unfavorable precedent for the neighborhood, ultimately not serving the community's interest in preserving the local character and existing streetscape.
7. Importantly, introducing an additional 27 vehicles into an already congested street would be irresponsible and raise the risk of endangering pedestrians, particularly the numerous school children traversing the area to reach Freshwater Senior Campus and Harbord Public School.

The street is already busy for a narrow street and curbside parking is tight.

8. The rationale provided for seeking variance under clause 4.6 of the LEP asserts public interest; however, this claim lacks substantiation. The development's attributes fail to demonstrate any genuine public interest. Offering senior citizens high-density accommodation within a low-density environment with restricted access to amenities contradicts public welfare. The allocation of 27 parking spaces further questions the purported accessibility to services.