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To: DA Submission Mailbox
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01/12/2024

MS Anna Brinkman
84 Brighton Street ST
Freshwater NSW 2096
[REDACTED]

RE: DA2024/1501 - 90 Brighton Street FRESHWATER NSW 2096

My concerns for this development are as follows:

1. Under DCP, gum trees which are over 20 years old will be cut down.
2. Does not meet the required lot sizes especially Lot 1 as it will be 428.5 sqm and the minimum should be 450 sqm. Lot 2 does as well in size and only makes the required min by excavating the land to an excessive height for a 3 storey dwelling.
3. Under R2 Low Density Zoning the dwellings are excessive in size of 3 storeys and does not comply. Brighton street only has one and two storey dwellings and this will set a precedent for future dwellings in the street making not a suburban lifestyle of the area, but high density dwellings. The dwellings are to exceed 8.5 m height requirements (with 11.75 meters at the highest point). This will be unsightly for the area and the street.
4. Lot 1 and Lot 2 do not fit in with the character of the suburb and streetscape of Brighton Street.
5. With the excessive excavation work of which 4 meters are planned, this concerns me with the property being on a slope and the stability of the surrounding land. The land did have a creek flowing a the back of the perimeter. When we have bad rain storms, the lower properties already have water problems of excessive overflow and flooding. This excessive will cause further water flow into our properties especially at No. 86, 84 and 82 Brighton Street.
6. I don't believe there is another open space with Lot 1 and Lot 2 buildings to create the 60sqm required dimension per 5 meters for open space.