

Memo

Development Assessment

To: Development Determination Panel (DDP)
CC: Rodney Piggott, Manager Development Assessment
From: Claire Ryan, Principal Planner
Date: 12 March 2025
Subject: DA2024/1501 – 90 Brighton Street, Freshwater
Record Number: 2025/177121

The purpose of this memo is to inform the Panel that two submissions have been received in response to publication of the Assessment Report for DA2024/1501 at 90 Brighton Street, Freshwater from the following parties:

Name:	Address:
Lisa Blanch-Rakowski Chris Blanch	92 Brighton Street FRESHWATER NSW 2096
Vanessa Brown Tony Brown	88 Brighton Street FRESHWATER NSW 2096
Des Wilson	88A Brighton Street FRESHWATER NSW 2096

The following issues (in *italics*) were raised in the submissions, with commentary from the Assessing Officer below each objection. Objections have been paraphrased.

Height, Bulk and Built Form / Character

Submissions raised concern that the proposed development is out of character, excessive in height and bulk, and not compliant with the minimum subdivision lot size, maximum wall height, or side boundary envelope.

Comment:

These matters are addressed in the Assessment Report.

Excavation

Submissions raised concern about risk to adjoining properties with respect to the proposed excavation.

Comment:

This matter is addressed in the Assessment Report.

Amenity - Visual Privacy / Solar Access / View Sharing

Submissions raised concern that the proposed development will unreasonably impact upon:

- *Visual privacy to 88 and 92 Brighton Street.*
- *Solar access to 88, 88A and 92 Brighton Street.*
- *Ocean views from 92 Brighton Street.*

Comment:

These matters are addressed in the Assessment Report.

Landscaping and Landscaped Open Space

Submissions raised concern about removal of large trees and that the proposed development does not provide for compliant landscaped open space.

Comment:

These matters are addressed in the Assessment Report.

Error in Statement of Environmental Effects

The Statement of Environmental Effects erroneously refers to a dual occupancy to the east at 88 Brighton Street.

Comment:

It is acknowledged that 88 Brighton Street is not developed with a dual occupancy, but with a principal dwelling and secondary dwelling. The Assessment Report refers to the correct development at 88 Brighton Street and is assessed accordingly.

RECOMMENDATION

That the Panel notes the submissions received and the subsequent assessment.

No change to the recommendation for approval made within the Assessment Report for DA2024/1501.