
Sent: 18/08/2023 4:10:39 PM
Subject: DA2023/0995
Attachments: Submission_-_Dibbs-Jones.pdf; Nikki Jone's submission.pdf;

Good afternoon,

I made an online submission with regards to DA2023/0995 and now see that the images I had in my submission were not uploaded.

Please find the same submission with the images attached.

Can you please send this to the Planning and Development team reviewing this DA.

Kind regards

Nikki Dibbs-Jones

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/08/2023 3:49:16 PM
To: DA Submission Mailbox
Subject: Online Submission

07/08/2023

MS Nicole Dibbs Jones
69 BRIGHTON ST
CURL CURL NSW 2096
[REDACTED]

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

Dear Assessing Officer

I am making this submission to object to DA2023/0995 based on the following:-

A. Waterflow and Flooding

The proposed development poses serious concerns regarding waterflow and flooding, particularly in relation to the following points:

1. **Overland Waterflow and Flooding:** Brighton Street Freshwater/Curl Curl is a known area affected by overland waterflow and flooding. This usually occurs after several days of heavy rain. We have had at least 3 flooding events since the time I have lived at my residence; 20th May 2009, 12 Feb 2010 and more recently 8 March 2022. Water collects at the lowest point of the street and then flows through my property as well as my neighbours at 71 and 67 Brighton Street.
2. **Greater impact on surrounding houses:** The more recent floods have seen more neighbours affected now 65 and 63 and 61 Brighton Streets. The neighbours behind us in Bennett Street have also been affected as well as Holloway Place, Manuela St and Stirgess Avenue. In previous flood events these properties were not affected.
3. **Increased Water Volume and Velocity:** The development is expected to introduce more water to Brighton St at a faster velocity. This additional water will impact my property, 69 Brighton St even more. Please see attached pictures taken from the recent flood event in March 2022.

Back of Property - 5 mins later the back yard is flooded

Front of Property

4. **RTS Report is one sided:** The RTS report concludes that the natural flow path through the

site is not significantly worsened by the development, and the overland flow component will have negligible impacts on adjacent neighbouring properties. However, when you review the overland water flow path and compare this to the drainage pipe infrastructure provided by council it shows these 2 properties directly in the flow zone. It could also be stated that these 2 properties were always affected by overland flow. Any development in this zone area needs to consider this.

Flood Zone

And stormwater pipes that follow the same flood zone and more likely historically a water channel.

This DA in particular will increase the amount of water and the velocity of the water entering the street and my property.

Your sincerely

Nikki Jones
Brighton Street Curl Curl NSW 2096

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A. Waterflow and Flooding

The proposed development poses serious concerns regarding waterflow and flooding, particularly in relation to the following points:

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Back of Property – 5 mins later the back yard is flooded



Front of Property

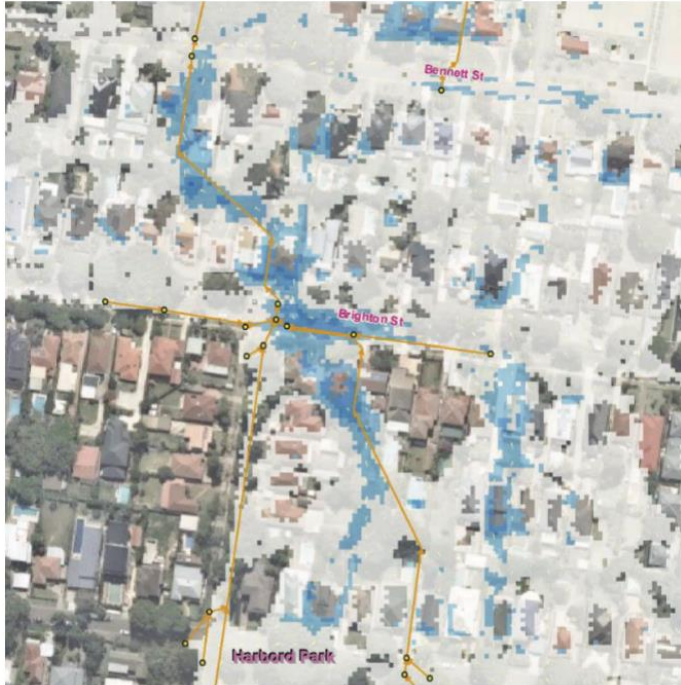


4. RTS Report is one sided: The RTS report concludes that the natural flow path through the site is not significantly worsened by the development, and the overland flow component will have negligible impacts on adjacent neighbouring properties. However, when you review the overland water flow path and compare this to the drainage pipe infrastructure provided by council it shows these 2 properties directly in the flow zone. It could also be stated that these 2 properties

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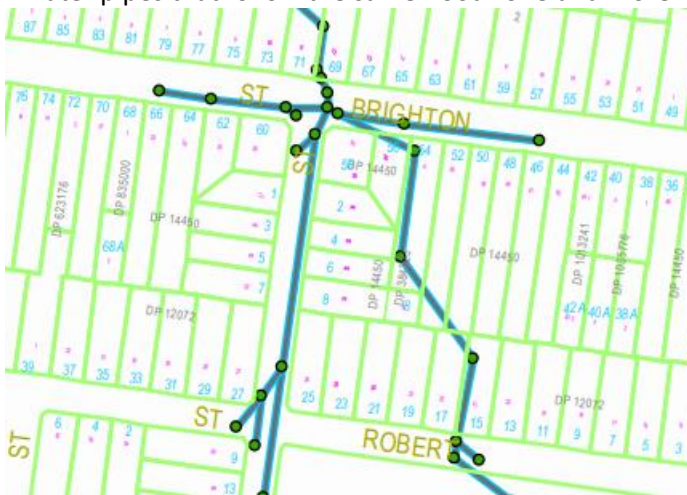
Flood Zone

Diagram 16: Overland flow path from Harbord Park to Bennett Street



There is a stormwater drainage line from Harbord Park to Bennett Street, across Brighton

And stormwater pipes that follow the same flood zone and more likely historically a water channel.



This DA in particular will increase the amount of water and the velocity of the water entering the street and my property.

Your sincerely

Nikki Jones
Brighton Street Curl Curl NSW 2096