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Sent: 6/08/2023 12:02:29 PM
To: DA Submission Mailbox
Subject: Online Submission

06/08/2023

MR William Barden
67 - 67 Brighton st ST
Curl Curl NSW 2096
[REDACTED]

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

Dear Assessing Officer

I wish to formally object to DA2023/0995 due to the following grounds:

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:** In separate email I have sent to council stating the objection I have supplied photos depicting waterflow and flooding incidents on Brighton St from March of the previous year. Of particular concern are Photo 1, showing water pouring out of 54 and 56 Brighton St, and Photo 2, showing water outside 67 and 69 Brighton St.
- 2. 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, 67 Brighton St, as well as my neighbours' property at 69 Brighton St. During heavy downpours, the waterflow over the driveway into our premises will be exacerbated, as evidenced in Photo 3 in the email mentioned. The applicants RTS report covers point A on the map provided, just outside 63 Brighton st. It states that at Point A Flood Depth Average (1% AEP) increased by 14mm and the Flood Velocities (1% AEP) increases by approx. 1/3. Point A of the mapping is well short of these 3 premises and the impact of depth and velocity on those 3 houses will be greater than this. To put the increase in perspective, a driveway height is c30mm and the water is flowing to an already overworked drainage system.
- 3. Impact on Surrounding Houses:** The proposed development lies within an area already prone to flooding, documented in the Overland Flow Study & Impact Assessment Report submitted by the applicants. Regrettably, this report indicates that the development will result in increased flood depth and velocity. Such a scenario is unacceptable. Whilst it would adversely affect premises on Brighton st, the greater impact will be on the streets further below - Bennett st, Holloway Place and Stirgess Avenue.
- 4. Flaws in RTS Report:** 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, Table 2 from the same report (reproduced below) contradicts this conclusion, demonstrating that the assessment is fundamentally flawed. As mentioned, the report stops at Point A, and does not address 65,67

and 69 Brighton st impact.

5. Danger to Seniors

Considering that the development caters to seniors' living, it is crucial to address the issue of water velocity. The water flow from Roberts St into 54 and 56 Brighton St, as observed in Photo 1 in the email, is already hazardous to elderly residents. I can testify to this as I assisted 56 Brighton st with sandbagging their home. The flood assessment predicts that the 1% AEP flood will increase velocity. Further to this, water will inundate approximately 100% of the property to an average depth of 0.15m, with isolated areas experiencing depths of up to 400mm. This poses significant risks, particularly for older individuals who may struggle to manage during flood incidents.

Overall, the conclusion drawn from the report is misleading, as it does not adequately address the safety concerns posed by the development's impact on water flow and flooding.

Recommendations:

1. Independent Assessment: The Council and State Government must conduct their independent assessment to ensure accurate evaluation of the proposed development's impact on water flow and flooding.

2. Urgent Drainage Fix: Irrespective of the development, it is imperative for the Council and State Government to address the drainage issues directly outside my property (67 Brighton St) and my neighbour's property (69 Brighton St).

3. Mitigation Measures: To reduce flooding risks, the Council and State Government should implement the following measures: a) Capture and divert water from Harbord Oval, which becomes a waterfall after prolonged rain. b) Address the water running down Waratah St, including water from the West side of Robert St, where a recent development has been completed, potentially worsening the situation. c) Implement water capture measures earlier on the west side of Brighton St.

4. Have the development at 52 to 54 Brighton st push the overflow of water to the east of the street, not the west.

B. Visual Bulk and Scale Impacts

The current design of the development presents a cement slab appearance that significantly deviates from the street's character. To mitigate visual bulk and scale impacts, the following changes are recommended:

1. Street Frontage: The development's street frontage should be set further back from the road to align better with the existing architectural style of the surrounding properties.

2. Facade Articulation: The facade design needs to be "articulated" to break the appearance of a massive, monotonous structure. This will help the development blend in harmoniously with the aesthetics of the street.

3. Reduce the scale and density: The proposal is already non complying at 0.59:1. This should be scaled back to 0.50:1 in line with regulations.

In conclusion, I firmly object to DA2023/0995 on the grounds of waterflow and flooding concerns, the potential danger to seniors, and the visual bulk and scale impacts. The

development must undergo thorough reassessment, and immediate action is needed to address existing drainage issues in the area. Additionally, revisions to the facade and street frontage design are necessary for a more appropriate integration into the neighbourhood's architectural character.

Kind Regards

Bill