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**From:** [REDACTED]  
**Sent:** 15/08/2023 11:06:57 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** [REDACTED]  
**Subject:** Submission for DA2023/0995 - 54 Brighton Street FRESHWATER NSW 2096  
**Attachments:** Submission from [REDACTED] for DA2023\_0995.pdf;

Dear council,

Please find attached our submission for DA2023/0995 - 54 Brighton Street FRESHWATER NSW 2096 from [REDACTED]  
[REDACTED]

I am emailing from my work address on behalf of myself and my husband, [REDACTED]. Both of our person emails are cc'd on this submission.

Our contact info is:

[REDACTED]

Can you please keep our names anonymous on the pdf when put online.  
Please confirm receipt of this for our records.

Thank you,

[REDACTED]

Application Number: DA2023/0995 New - Demolition works and construction of seniors housing, 54 Brighton Street FRESHWATER NSW 2096

Flooding concerns:

We are very concerned that the new development as currently proposed will add to the severity and frequency of flooding on our street.

In large storm events the water volume already exceeds the capacity of the existing stormwater pipe. This was evidenced on the 8<sup>th</sup> March 2022 when we end up with a flooded street, backyard, and home. The stormwater pipe in the middle of the road was outpouring water (I have attached a still from a video which shows this).



Figure 1 Screen shot of Brighton Stret during 8 Mar 2022 flod

The draft Greendale Creek Study which the council prepared this year shows the passage of water and the storm water system through our property, and through the proposed development site.



Figure 2 Image courtesy of Greendale Creek Flood Study diagram 16

We have always been mindful that the stormwater pipe, and overland flow path goes through our property and have ensured that we have not impeded this flow with changes made in our garden or home. In the last flood we had water ingress on the eastern side of our home as water at a height of 750mm rushed down our eastern side passage and filled the backgarden. The level of water in the backgarden was even higher and was less than 10mm from reaching the top of our back patio which would have resulted in water throughout the home. The Greendale Creek Study stated that modelled increases in rainfall will result in increases in flood levels.

Any proposed developments in Brighton Street need to decrease upstream water impacts to Brighton Street during a rain event, not increase them. We ask that the council require the developer to model 0.5% and 0.2% AEP events at a minimum and design to mitigate flood impacts under those conditions.

We ask that the council limit the excessive reduction in pervious area (from 58% to 36%) and that any change to existing stormwater pipe increases flow through the pipe and does not add to blockage concerns (eg. bend in proposed re-routed pipe is tighter than existing bend, which could increase likelihood of blockages).

We are concerned that the garage parking is below ground level and requires pumped system to remove water. We have previously lived elsewhere with below ground parking which had a dual redundant pumping system, with well for storage and timed pumping to remove collected water. We had a storm and power outage, and the garage was flooded. Given this development is for seniors we feel it's imperative that anything used to handle and remove water is passive and not reliant on power or other human intervention. This is a safety issue.

Videos which can be provided to council staff on request.

#### Size and height:

The proposed 3 storey design is not in keeping with existing height restrictions. It is significantly higher and larger than all other buildings on the street which is not consistent with low intensity development for the area. We would ask that the developer address the non-compliance with height restriction and modifies their design to be consistent with the look of existing properties.

#### Traffic:

Brighton street is a very busy street with cars often speeding down well above the 50km/hr speed limit. The articulated E165x operates during peak periods, and cars need to pull in to allow the on coming bus, and other cars, to pass. There is limited on street parking and even though the design allows for owner off-street parking spaces, from experience living in an apartment block, a significant number of the residents, and their guests, will park on the street. Given the density is increasing from 2 to 8 dwellings this will have a large impact on the available street parking which has not been addressed.

In conclusion, we object to the current design as submitted to council for DA2023/0995 due to concerns that it will result in increased flooding during rain events, height and bulk of the building and impact on street parking.

Kind Regards,

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