

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0473
Proposed Development:	Modification of Development Consent Land and Environment Court for N0267/16 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a shoptop housing development, comprising 3 commercial units, 20 residential units and off-street parking.
Date:	07/06/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 171 DP 16212 , 8 Rickard Road NORTH NARRABEEN NSW 2101 Lot 173 DP 16212 , 4 Rickard Road NORTH NARRABEEN NSW 2101 Lot 172 DP 16212 , 6 Rickard Road NORTH NARRABEEN NSW 2101 Lot 174 DP 16212 , 2 Rickard Road NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in100 year flood level;
- All Development Applications located on land below the Probable Maximum Flood levels.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for modifications to development application N0267/16. The proposed works include extension to the basement car park and interior alterations to the ground and 1st floor. There are also alterations to the proposed flood storage tanks.

The flood characteristics defined by the Land and Environment Court (Case Number 2016/302237, Annex A) are as follows:

- Flood Planning Level: 4.25m AHD
- Probable Maximum Flood (PMF) Level, with Sea Level Rise: 5.3m AHD

Flood storage calculations need to be provided to show there has not been a reduction in the available flood storage below the 1% AEP (100 year not including freeboard or climate change) flood level of 3.03mAHD (compared to the Court approved plans).

Until it is demonstrated that the proposal is consistent with prescriptive control A2 within Section B3.11 of the Pittwater DCP, the proposal is not deemed satisfactory to comply with Clause 5.21 of the Pittwater LEP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.