

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/2656
<b>Date:</b>	26/02/2022
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	<p>Lot 2 DP 527582 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot 4 DP 656541 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot A DP 371672 , 12 Lagoon Street NARRABEEN NSW 2101</p> <p>Lot 1 DP 1078838 , 12 Lagoon Street NARRABEEN NSW 2101</p>

### 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 proposed development includes the building of a "click and collect" facility, attached to the south-eastern part the existing building and extending into the car park. The existing external trolley area in this location (with a much smaller footprint than the proposed development) will be removed as part of these works.

The area is very flood affected, with the following relevant flood information:

5% AEP flood level: 2.67m AHD

1% AEP flood level: 3.03m AHD

Flood Planning Level (FPL): 3.53m AHD

Probable Maximum Flood (PMF) level: 4.91m AHD

Flood Risk Precinct: Most of the car park is in the High Flood Risk Precinct, and most of the existing building is in the Medium Flood Risk Precinct.

Hydraulic Category: The car park is entirely within the Flood Storage Area.

The proposed floor level of the "click and collect" facility is 2.62m AHD (the same as for the existing building), which is not only below the 1% AEP flood level, but also below the 5% AEP flood level.

The proposed development does not comply with the flood requirements of the DCP and LEP, and cannot be supported. In particular, the following requirements have not been met:

A2: "Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage". The area is currently completely open and available for flood storage. Once enclosed, a large volume of flood storage will be lost. The Flood Management Report has not provided the volume of lost storage, nor even the area of

the proposed development.

C1: "New floor levels within the development shall be at or above the Flood Planning Level". The proposed floor level is 2.62m AHD, but it should be at at or above the FPL of 3.53m AHD.

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.