

Natural Environment Referral Response - Flood

Application Number:	DA2024/0155
Proposed Development:	Use of Premises as an educational establishment and associated external and internal alterations
Date:	25/03/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 5 DP 12815 , 35 Consul Road BROOKVALE NSW 2100

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 alterations to the existing dwelling, so as to change the buildings use from a residential home to an office and storage area. The building will be used as an office and storage space by staff at St Augustines School. It is not proposed that students will be using the building. As such the development application has been assessed as a 'Business & Industrial' land use.

The property is within the High and Medium Risk Flood Planning Precincts. It has the following flood characteristics:

- Maximum Flood Planning Level: 30.13m AHD
- Maximum 1% AEP Flood Level: 29.63m AHD
- 1% AEP Hydraulic Category: Floodway, Flood Storage and Flood Fringe
- Probable Maximum Flood (PMF) Level: 30.89m AHD
- PMF Life Hazard Category: H1 - H5

There are inconsistencies between the provided architectural plans and flood management report. The architectural plans indicate that the brick wall along the northern boundary of the property is going to be extended 3m in either direction. During flooding events, including the 1 in 100-year flood event, a floodway flows from the northwest of the property to the south east. This wall extension impacts this flow path.

The flood management report has not addressed this extension or the impacts on the existing flood regime and states there is "no alteration of external components of the site". This contradicts the wall extension in the plans. Further clarification is required.

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.