

Natural Environment Referral Response - Flood

Application Number:	DA2019/1157
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To:	Claire Ryan
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

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

A Flood Management Report has not been submitted with the DA, so the development cannot be assessed.

It is also noted that there are discrepancies in levels on some of the drawings. There are different floor levels and TOW levels on Drawings A102/01, A102B/01 and A101/C. Also, it is unclear on the drawings (eg A102B/01) where the entry door is to the stairs just to the right of car park entrance - there appear to be two adjacent doorways, one of which is presumably well above the stairs - is this intended? The plans should be updated to reflect the correct levels.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.