

Natural Environment Referral Response - Flood

Application Number:	DA2019/1157
Date:	16/04/2020
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 now been submitted, by Demlakian (March 2020). However it does not demonstrate that the proposed development meets the flood storage requirements in Control A3, Clause B3.11 of the DCP.

The PLM notes advised that it should be demonstrated that: "Available flood storage is not reduced for flood events up to the 1% AEP event. Compensatory works may be considered, with appropriate calculations and justification. Louvered panels in the shop fronts such as those installed at 316-324 Barrenjoey Rd, Newport would also be considered for flood storage requirements". The Flood Management Report states on page 3 that "the Flood Information documents provided by Council indicate that the site does not contain flood storage in the 1% AEP event. The sites are covered by existing buildings that prevent existing flood storage". However this is inconsistent with its statement on page 2 that "the Flood information indicates that the site contains minimal flood storage". The flood information provided by Council does in fact show existing available flood storage within the proposed building footprint. In particular, the loss of flood storage from the courtyard area on Barrenjoey Rd needs to be addressed and rectified.

There are some inconsistencies in the drawings, eg Drawing A102B/01 does not appear to have been updated, and shows the bin area and stairs in the previous location, with different flood levels.

Other flood requirements of the LEP and DCP are satisfactorily addressed. In particular, all entrances/openings are protected up to the FPL, including the driveway crest. Each of the retail areas meets Control F10 with not more than 30m² or the first 5m from the front being below the FPL.

The proposal is therefore unsupported.
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Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.