

## Natural Environment Referral Response - Flood

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| Application Number:             | DA2020/1732  |
| Date:                           | 16/02/2021   |
| To:                             | Rebecca Englund  |
| Land to be developed (Address): | Lot D DP 313630 , 1127 Barrenjoey Road PALM BEACH NSW 2108 |

### 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 involves the demolition of the existing dwelling and the construction of a new 3-storey dwelling including lower ground living and a car stacker. The subject site is identified as at risk of flooding and the applicant has provided a Flood Management Report in support of the development application. The Flood Management Report has undertaken site-specific modelling to determine the relevant flood regime and the impact of the development. Whilst Council advised the applicant that the flood levels from Council's adopted Flood Study should be utilised, a review of the site-specific flood modelling has been completed. The review has identified the following additional information that would be required to comply with Council's flood prone land development requirements:

- Demonstration and plotting/mapping of the relevant Flood Planning Level across the subject property
- Demonstration that the basement entry/car stacker and all potential water entry points are protected to the Flood Planning Level on both the north and south sides of the subject property.
- Further detail on how the fence on the southern side of the property has been modelled. Whilst it has been trimmed with the aim of permitting flows from 1125 Barrenjoey Road to flow onto 1127 Barrenjoey Road, it appears that much of the eastern half of 1125 Barrenjoey Road is lower than the subject property. This would appear to permit additional flows to leave the subject site and enter 1125 Barrenjoey Road.
- Further detail on how overland flows are directed into the flood deflection wall and overland flow path.

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.