

Natural Environment Referral Response - Flood

Application Number:	DA2021/2559
Date:	05/04/2022
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 599064 , 8 Grosvenor Place 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 site currently contains a small single storey building, hooper, awnings and raw materials storage bays.

In the 1% AEP rainfall event flood depth varies from approximately 1m at the front to 300mm at the rear. The maximum flood level occurs at the front of RL 10.79AHD with the site flood planning level at RL 11.29 AHD. The site is also mapped as being in a Medium Flood Risk precinct with Flood Storage hydraulic categorization over a small front area of the site, whilst the remainder is Flood Fringe.

The development proposes to demolish existing building and structures and construct a new two storey light industrial building. The building ground floor is at the FPL which will be used for display, sales and maintenance of motor vehicles. An office area is proposed on the first floor above the PMF.

The Flood Report acknowledged there is a loss in flood storage at the site and proposed to compensate for this by excavating the entire front setback portion of the site to an RL 9.30 (about 400mm below street kerb level). The area is proposed to be drained by 150 diameter pipe connected to Council's drainage system in Grosvenor Rd. Please refer to development engineers comments.

Flood storage should be provided under the proposed building and be able to freely drain to the street.

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.