

Natural Environment Referral Response - Flood

Application Number:	DA2018/1514
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1015283 , 145 Old Pittwater 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 not recommended for approval due to non-compliance with the Warringah DCP – Part G4, Warringah Mall - Stormwater Management and the Warringah LEP – Part 6.3 (3). The Flood Impact Assessment Letter Report dated 7 January 2019 shows increased flood levels on Lot 2 DP 600059 as a result of the development. Therefore the proposal is deemed to adversely affect flood behaviour on resulting in detrimental increases in the in the potential flood affection of other development or properties.

The proposed development has not made a significant reduction in medium or high flood hazard areas in a 100 year Annual Recurrence Interval (ARI) event on the site. The Letter Report (dated 7 January 2019) highlights very significant reductions in flood hazard on the site appear to have been made as a result of previous developments on the site. However, there is a significant area of medium and high flood hazard mapped on the site opposite Lot 1 DP 1223831. The current development application has proposed re-grading works to reduce low flood hazard areas to the east of Warringah Mall, Condamine St and the Golf Course, which is positive, but the development application has not made any significant reductions of this area of high and medium flood hazard opposite Lot 1 DP 1223831. Nor has the development application adequately justified why the Development should be approved without this DCP requirement (Part G4 - Clause 64) being met.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.