
Sent: 20/07/2020 9:54:48 AM
Subject: Online Submission

20/07/2020

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RE: DA2019/1157 - 353 Barrenjoey Road NEWPORT NSW 2106

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DA2019/1157 - 353 Barrenjoey Road Newport NSW 2106
Council letter dated 7 July 2020 - Amended Plans

The amended plans do not address any of my issues as submitted on 21 May 2020 and 12 Nov 2019.

1. Flood Impacts - Issues not addressed

a. Loss of flood storage

- i. The 100 yr flood storage is shown on the Council's Flood Information Request info on pages 4 and 5 for Lot 65 351 Barrenjoey Rd and Lot 66 353 Barrenjoey Rd - there is no quantification of the storage lost and the increased flood levels on the church site;
- ii. The flood storage lost and increased flood levels on the Church site will be greater for floods more severe than the 100yr flood but there is no quantification of this impact;
- iii. Council's flood policy at A3 requires that any loss of flood storage be replaced with compensatory works - this is not done although there is a loss of flood storage.

b. Flood flow path proposed

- i. The drainage path from the church site is through the subject site and then out to Robertson Lane. The flood flow path proposed is only 0.3m wide which can not provide the same flow path as existing which varies from 3.6m to 5.5m wide. This will result in higher flood levels on the church site and this has not been addressed or quantified.
- ii. The proposed flood overland flow path provides an outlet to Robertson Lane which has a natural ground level higher than the existing outlet to Robertson Lane. This will also result in higher flood levels on the church site as this flow capacity will be less than at present.
- iii. Flood Mitigation Measures - the overland flow path proposed has to have a flow width of at least 3m to mitigate any adverse flood storage and flow path impacts on the church property and the heritage building.

2. Geotechnical and Groundwater Impacts on Heritage Building

a. Damage to Heritage building

- i. There is no geotechnical data or quantification of impact on the shallow foundations of the heritage building shallow foundations due to the basement construction. An allowance of a 1.5m setback is not considered sufficient and this should be increased to 3m.
- ii. The basement will block the flow of groundwater and cause increased groundwater levels resulting in impacts on the shallow foundations of the heritage building. There is no groundwater data, quantification of this impact or proposed mitigation measures. A 3m setback of the basement is required to provide an alternative flow path for groundwater around the basement without adverse impacts on the church site.