

Natural Environment Referral Response - Flood

Application Number:	DA2020/1465
Date:	25/03/2021
To:	David Auster
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096

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 property at 4/0 Bennett St is identified as being flood affected, with the following flood levels derived from 'Dee Why and Curl Curl Lagoons Floodplain Risk Management Study' by Lyall & Associates (2006):

- 1% AEP Flood Level: 4.8m AHD.
- Flood Planning Level (FPL): 5.3m AHD.
- Probable Maximum Flood level (PMF): 5.8m AHD.

A comprehensive Flood Risk Management Report has now been provided, however not all of its recommendations have been followed and the proposed development does not comply with all of Part E11 of the Warringah DCP.

In particular:

- The proposed floor levels for the new entertaining area, office and storage areas is 3.95m AHD which is below the FPL. The bathrooms are permitted at 3.95m AHD with the open grated door panels. Storage areas could be permitted at 3.95m AHD if their only purpose is for storage, they are tiled, are not air-conditioned, and have the open grated door as their only door. Air-conditioned office and entertaining areas need to be at the FPL of 5.3m AHD (control F1).
- The Flood Risk Management Report recommends that "the 30mm topping layer over the court is cut 30mm into the existing surface", as part of avoiding the reduction in flood storage. However Drawing DA2001/Rev1 indicates for both existing fields "new drainage and synthetic grass to be lifted 30mm". Raising the surface would reduce the available flood storage below the 1% AEP flood level of 4.8m AHD (thus failing controls A1 and A3). The fields could potentially be lowered enough that the area in the middle could be filled rather than have a suspended slab, which would be a more practical outcome. Further flood storage could potentially be achieved by opening up the Entertaining area to be more of a covered, tiled, non-air-conditioned patio area. The Flood Risk Management Report would need to be updated to show calculations for this.

The proposed development cannot be supported in its current form.

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.