

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/0469
<b>Date:</b>	10/06/2022
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 11 DP 1207743 , 1102 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 development is in a Business precinct of Palm beach.

The development proposed to demolish existing structures and construct a shop top housing with basement carpark located below street level.

The site is classified as Medium flood risk with 1% AEP and PMF flood level of 2.7 and 2.8 AHD respectively. The FPL level for the site is RL 3.2.

In flood emergency, shelter in place is possible as the majority of the habitable floor area is located above the PMF flood level.

Except for requirement of C7, the development proposal is generally compliant with most requirements of section B3.11 of DCP.

Compliant with C7 was not demonstrated for part of the ground floor commercial shop front, due to:

- a. The proposed floor level of 2.55 is below the FPL
- b. This floor area (100m<sup>2</sup>) does not comply with the maximum 30m<sup>2</sup> requirement and,
- c. The area is NOT located within the first 5m of the street frontage as the proposed building is setback 6m.

**In view of the above, the application is considered unsatisfactory from a flood planning perspective of section B3.11 of DCP and the applicant is required to submitted amended plans indicating compliant with clause C7.**

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.