

Natural Environment Referral Response - Flood

Application Number:	DA2023/1289
Proposed Development:	Demolition works and construction of Shop Top Housing
Date:	23/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 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 proposal seeks consent for the demolition of all existing structures within the site and construction of a mixed-use shopfront housing development with basement car parking, ground-level retail spaces, and above-ground residential levels.

The climate change scenario flood levels have been considered in councils assessment of this proposal due to the proposed increase in commercial floor space and dwellings on the property (Refer to B3.12 of the Pittwater DCP).

The Avalon to Palm Beach Floodplain Risk Management Study and Plan (2017) prepared by Manly Hydraulics Laboratory found that the the property is affected by the 1% AEP flood extent, 1% AEP flood plus climate change extent, PMF flood extent, Flood Fringe extent and a flood hazard ranging from H1 - H3. The Avalon to Palm Beach Floodplain Risk Management Study and Plan 2017 TUFLOW model was analyzed in GRC Hydro's Flood Impact Assessment and determined a critical 1% AEP flood level of 2.62m AHD, a FPL of 3.12m AHD and a PMF flood level of 2.76m AHD.

Council is not satisfied that the proposal is compliant with Section B3.11 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) of the Pittwater LEP 2014 for the following key reason:

- The internal retail floor areas below the FPL extend over the allowable 5m from the front of the building. This is not accepted. Refer control C7 - B3.11 of the Pittwater DCP.
- Access to the property is expected to be cut off by the H3 flood hazard area. Therefore, control E1 - B3.11 of the Pittwater DCP must be considered in the Flood Risk Management Report.

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.