

Natural Environment Referral Response - Flood

Application Number:	DA2019/1338
To:	Julie Edwards
Land to be developed (Address):	Lot 11 DP 10548 , 14 Gladstone Street NEWPORT NSW 2106

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 proposed development is for a dual occupancy development in area identified as being subject to high risk flooding in a 1% AEP event in the Newport Flood Study, 2019. To ensure the development does not impact the flood regime, the development is required to comply with Clause F2 of Clause B3.11 of the Pittwater Development Control Plan this states that the entire subfloor area must be of an open design and that 50-75% of the perimeter of the underfloor area must be of an open design.

The current proposal has areas of the subfloor which are proposed to be blocked/slab-on-ground construction. Further the openings in the perimeter walls facing the direction of flow need to be further maximised with the west elevation of Lot A needing additional openings below the Porch/Dining/Kitchen area. As a result of the above the development is recommended for refusal.

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.