

## Natural Environment Referral Response - Flood

Application Number:	DA2020/1465
Date:	30/11/2020
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.

No Flood Risk Management Report has been provided.

The Statement of Environmental Effects by Rapid Plans (9.10.20) states that the site is within the low risk flood planning area, however the proposed works are within the 1% AEP extent, and are affected by the Medium and High Flood Risk Precincts.

The proposed development fails to meet numerous controls within Part E11 of the Warringah DCP, including but not limited to:

- There would be significant reduction of available flood storage below the 1% AEP flood level, due to the 43m<sup>3</sup> infilling between the two rear courts and the introduction of the new building. (thus failing controls A1 and A3).
- The proposed floor level of the new building, which contains an office, entertaining area, a storage area and amenities is 3.95m AHD, which is below the FPL, (thus failing control F1).
- Flood emergency response has not been addressed, (thus failing controls E1, E2 and E3).

The proposed development cannot be supported until a Flood Risk Management Report has been provided, and the development is modified to meet the requirements of the Warringah DCP and LEP.

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.