

Natural Environment Referral Response - Flood

Application Number:	DA2023/0718
Proposed Development:	Renovation of eleven (11) of the existing golf course greens, construction of one (1) new green and removal of trees.
Date:	11/07/2023
To:	Nick Keeler
Land to be developed (Address):	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 6 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

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 seeks consent for the renovation of eleven of the existing golf course greens and construction of one new golf course green.

The site is affected by the low, medium and high flood risk precincts. Seven of the proposed greens (1,2,3,8,10,12,13) are affected by the 1% AEP flood extent.

The development cannot be supported for the following reasons:

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.

The submitted Flood Management Report outlines that there will be a net loss of flood storage. This loss may be considered due to the relatively large storage capacity of the site. However, the report does not provide sufficient information to demonstrate that it has been designed and can be constructed so that all events up to the 1% AEP event:

- There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance; and
- There are no adverse impacts on all adjacent public and private properties

Refer control A1 and A2 from the Pittwater DCP B3.11 and the 'adverse impacts' definition from the Pittwater DCP A1.9.

The mapping used to identify the 1% extent was deemed insufficient. It is recommended that the applicant obtain a flood information report from council to assess the flood extent.

The proposal will be considered if the applicant prepares a revised Flood Risk Management Report which addresses the requirements outlined above with a flood impact assessment and mapping. Please contact a member of councils Floodplain Planning & Response team if guidance is required.

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.