

Natural Environment Referral Response - Flood

Application Number:	DA2017/1274
To:	Lashta Haidari
Land to be developed (Address):	<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> <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>

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the Flood Planning 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

A Flood Impact Assessment has been undertaken associated with modifications to the golf course to decrease the number of play days lost due to adverse weather/flooding conditions. Additional information is required to satisfy Council that the proposed works can appropriately comply with Council's Development Control Plan and associated policies. The details are outlined below:

- In the minutes of the prelodgment meeting Council requested that the applicant must run a range of magnitude flood events for the post-developed scenario to determine that there will be no negative impact on flooding to neighbouring properties in events up to and including the Probable Maximum Flood event. Currently the applicant has run the 50%, 1% and PMF and provided difference mapping for the 1% and PMF. It is requested that the applicant run at least the pre and post developed 5% and provide flood difference mapping for all flood events run.
- For the 1% and PMF design event a 1% AEP ocean event tailwater condition is used. This may result in under-reporting of potential impacts associated with the filling of the floodplain. The 5%, 1% and PMF% events shall be run with a lower tailwater condition for the pre and

post developed scenarios.

- Velocity changes in the provided difference mapping are reported in percentage change. Can the updated difference mapping also include changes reported in m/s.
- The report currently identifies that there will be increases in peak velocities of >10%. Although velocity increases on Council's road reserve may be considered, increases in velocities on private properties will not be accepted and must be mitigated.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.