

Natural Environment Referral Response - Flood

Application Number:	DA2020/1042
Date:	14/10/2020
To:	Rebecca Englund
Land to be developed (Address):	Lot 63 DP 6248 , 349 Barrenjoey Road 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 new shop-top housing development that is subject to the risk of flooding. The proposed development seeks to utilise the provisions of Condition F10 of Clause B3.11 of the Pittwater Development Control Plan to permit the first five metres within a commercial tenancy to be below the Flood Planning Level. However, for each tenancy the maximum area permitted below the Flood Planning Level is 30 square metres. It is unclear whether Retail 3 & 4 comply with this requirement with further information required to demonstrate that the area below the Flood Planning Level is limited to 30 square metres per retail tenancy.

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.