

Natural Environment Referral Response - Flood

Application Number:	DA2019/0479
To:	Nick England
Land to be developed (Address):	Lot A DP 405025 , 79 Barrenjoey Road MONA VALE NSW 2103

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 Statement of Environmental Effects is incorrect in stating that the site is not located within a flood planning area.

The property falls from Barrenjoey Road to the rear of the site, with the rear and southern parts affected by the 1% AEP flood event.

The proposed development does not appear to comply with the flood requirements of the DCP and LEP. For instance it involves filling below the 1% AEP level, which reduces the available flood storage.

A Flood Management Report needs to be submitted for this application, and it needs to be demonstrated how the proposed development complies with the flood requirements of the DCP and LEP.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.