

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 proposed development does not comply with Controls A1 and A3 of Clause B3.11 of the DCP.

As per the flood referral comments on the previous DA, the proposed development involves filling below the 1% AEP flood level, which reduces the available flood storage. A Flood Management Report has now been provided (Eclipse, 13.8.19), however it does not address this issue. Section 5.4 of the Flood Management Report contains a list of responses to the flood controls in Clause B3.11 of the DCP. It indicates a response of "Not Applicable" to all controls except for control A3, which it has left blank.

As per the detailed specifications in the Flood Prone Land Design Standard, which gives further detail on what is required for the controls, the development must be designed and constructed so that in a 1% AEP flood event, there is no net loss of flood storage and no adverse effects on surrounding properties. The Flood Management Report needs to address this issue, and demonstrate how the proposed development complies.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.