



**Manentia
Ubicumque**

*Sustainability
in all things*

BYRON BAY PLANNING & PROPERTY CONSULTANTS

**Chris Lonergan - BA (Town Planning)– Town Planner, Design, BASIX,
Landscaping, Ecology,
Bushfire Assessment.**

**Sumarah Ramsay - MPIA, Master Urban & Regional Planning – Urban
Planner, DA Project
Management, Post Consent Documentation.
sumarah@byronbayplanning.com.au**

**P.O. Box 2585 Byron Bay NSW 2481 Bundjalung Country
Phone 0266809255**

General Manager

Byron Shire Council

70 Station Street

PO Box 219 Mullumbimby NSW 2482

Attn Nick Hora

**Proposed New Dwelling as Detached Dual Occupancy Lot 30 DP.842105.
No. 84 Broken Head Road, Suffolk Park, NSW 2481.**

I refer to the above and advise the following information is to be assessed together with the accompanying documents.

1. Car parking

Plans have been included and uploaded to the NSW State Planning Portal demonstrating compliance with the requirements of Chapter B4 of DCP 2014 for car parking. Calculations underpinning compliance with the requirements of Chapter B4 of DCP 2014 are "1 space per 1 or 2 bed unit (Medium density housing) with Each dwelling to have at least one covered car space (Evoke Architects).

2. Byron LEP 2014 – Clause 6.3 Flood planning

- 1) The objectives of this clause are as follows:
 - a) to minimise the flood risk to life and property associated with the use of the land
 - b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - c) to avoid significant adverse impacts on flood behaviour and the environment.
- 2) This clause applies to land at or below the flood planning level.
- 3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - a) is compatible with the flood hazard of land, and
 - b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - c) incorporates appropriate measures to manage risk to life from flood, and
 - d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding,
- 4) In determining a development application for development at or below the future flood planning level, the consent authority must, in addition to the matters referred to in subclause (3), also consider the following matters:
 - a) the proximity of the development to the current flood planning area,
 - b) the intended design life and scale of the development,

- c) the sensitivity of the development in relation to managing the risk to life from any flood,
- d) the potential to modify, relocate or remove the development.

Flood planning area

Means the area of land that is at or below the flood planning level.

Flood planning level

Means the level of a 1:100 ARI flood event plus 0.5 metre freeboard

Future flood planning level

Means the level of a 1:100 ARI flood event plus 0.5 metre freeboard, plus allowances for projected climate change to year 2100.

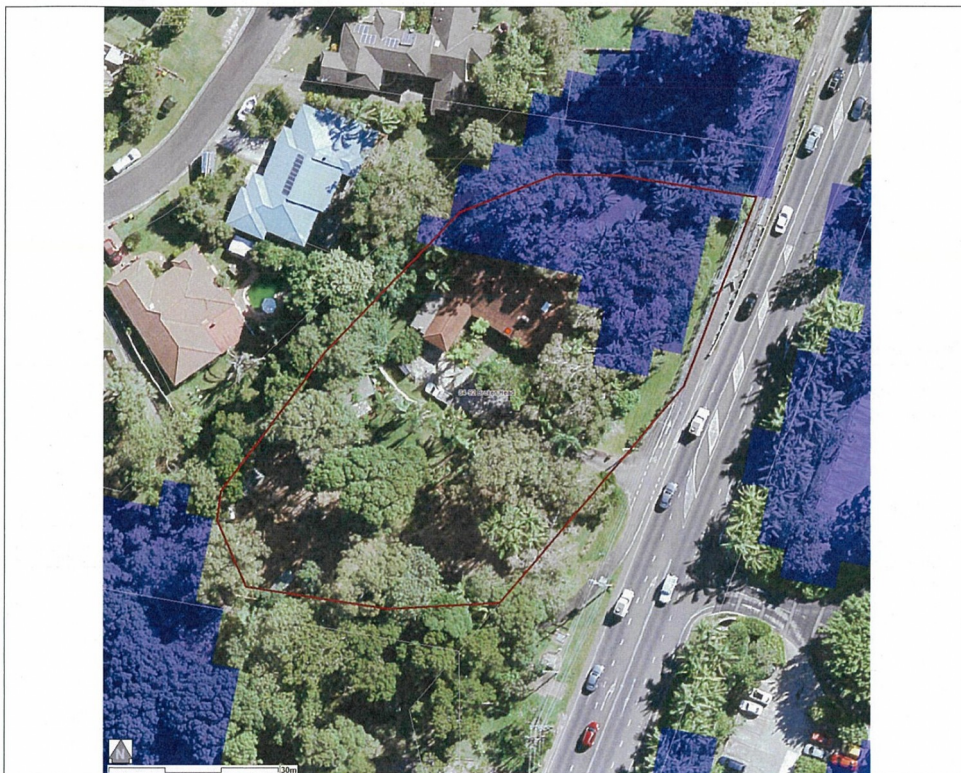
Response

As confirmed by Council the 1 in 100 year flood (1%) flood level is estimated at 3.25m AHD.

The proposed New Dwelling as Detached Dual Occupancy will have a FFL of 4.95 AHD. Placing the floor level well above the future dwellings on all sites will need to meet the required 3.75m AHD Flood Planning Level.

The design ensures, that in the future if the flood levels unexpectedly rise, the buildings will sit above these heights.

Flood extent at property for 100 year flood



There will be no unsustainable social or economic costs for the community as the buildings can be design such that they will not be impacted by, or impact upon, flood events, and the access road is at or above the 1% flood level.

The Lucena Engineering Stormwater Plan shows Contours, and earthworks and finished levels, and street levels.

A drainage reserve adjoins the western and northern boundaries of the site, with drainage also provided in the Broken Head Road Reserve to the east.

As confirmed by Council the 1 in 100 year flood (1%) flood level is estimated at 3.25m AHD.

This would place a non hazardous 450mm of flood water over the building envelope during the 1% flood.

The proposed dwellings on all sites will need to meet the required 3.75m AHD Flood Planning Level.

Should you have any questions, do not hesitate to contact me.

Yours sincerely,



Sumarah Ramsay
Senior Planner MPIA
Master Urban Regional Planning
Byron Bay Planning and Property Consultants

