

Natural Environment Referral Response - Flood

Application Number:	DA2023/1818
Proposed Development:	Construction of a dwelling house, detached garage and a secondary dwelling (Proposed Lot 2)
Date:	17/01/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH NSW 2107

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 proposal is for the construction of two separate dwellings. At the front of the lot an enclosed garage with living space on top. Behind the garage is a two story dwelling.

The property is located within Low and High Risk Flood Precincts. The High Risk Flood Precinct is located in the Floodway at the rear of the property. The rest of the 1% AEP Flood extent on the property is identified as Flood Fringe. The property has the following flood characteristics:

Maximum 1% AEP Flood Level with Climate Change (CC): 2.91m AHD
 Maximum Flood Planning Level (FPL) with Climate Change: 3.41m AHD
 Maximum 1% AEP Flood Level: 2.55m AHD
 1% AEP Flood Hydraulic Category: Flood Fringe and Floodway
 Probable Maximum Flood (PMF) Level: 3.57m AHD
 PMF Life Hazard Category: H1 - H6

Since the development is one half of a subdivision on the existing lot at 12A John Street, Avalon Beach, it is considered an intensification of development. As such, the necessary FPL is taken as the FPL with Climate Change. This is outlined in Section B3.12 of the Pittwater DCP. The plans do not meet this requirement.

Additionally, the underfloor area on the plans are not designed to be 50% open up to the 1% AEP Flood Level (without Climate Change). Thus it does not comply with control C3 of Section B3.11 of the Pittwater DCP.

The current plans do not comply with Section B3.11 and B3.12 of the Pittwater DCP.

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.