

Natural Environment Referral Response - Flood

Application Number:	DA2023/1428
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	11/10/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 11 DP 242690 , 14 Kristine Place 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 is for alterations and additions to the existing dwelling house and the construction of a secondary dwelling at 14 Kristine Place, Mona Vale.

The property is mostly affected by the Medium Flood Risk Precinct, with the north west corner of the property affected by the High Flood Risk Precinct.

For the area of the proposed development, the relevant flood levels are:

1% AEP level: 5.16mAHD

Flood Planning Level (FPL): 5.66mAHD

Probable Maximum Flood (PMF) level: 6.63mAHD.

Hydraulic Categorisation 1% AEP: Flood Storage

The Master Plans show that the secondary dwelling is to be built upon an enclosed subfloor. This does not comply with Control A2 and C3 in B3.11 of the Pittwater DCP.

A2: Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage. Consideration may be given for exempting the volume of standard piers from flood storage calculations. If compensatory works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.

C3: All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event. For suspended pier/pile footings:

(a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings

to block; and

(b)

At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and

(c)

No solid areas of the perimeter of the underfloor area would be permitted in a floodway

The applicant needs to demonstrate that there is no net loss of available flood storage and update the plans.

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.