

Natural Environment Referral Response - Flood

Application Number:	DA2025/0374
Proposed Development:	Alterations and additions to seniors housing including site entrance works and signage
Date:	01/05/2025
To:	Olivia Ramage
Land to be developed (Address):	<p>Lot CP SP 30195 , 82 Avalon Parade AVALON BEACH NSW 2107</p> <p>Lot CP SP 30742 , 82 Avalon Parade AVALON BEACH NSW 2107</p> <p>Lot CP SP 32247 , 82 Avalon Parade AVALON BEACH NSW 2107</p> <p>Lot CP SP 35057 , 82 Avalon Parade AVALON BEACH NSW 2107</p>

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

This proposal is for alterations and additions to a driveway, including the construction of a footpath, seating and landscaping. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP. The proposal is within the High and Medium Flood risk precincts and a floodway.

Control C3 of the DCP states:

"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."

The masonry wall which separates the driveways creates a barrier within the floodway that impedes the flow of floodwaters and does not satisfy the requirements of the DCP.

This proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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.