

Natural Environment Referral Response - Flood

Application Number:	DA2024/0374
Proposed Development:	Demolition works and construction of shop top housing
Date:	23/05/2024
To:	Claire Ryan
Land to be developed (Address):	Lot 28 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 29 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 30 DP 394337 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099 Lot 262 DP 1028346 , 142 - 146 Pitt Road NORTH CURL CURL NSW 2099

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 a major redevelopment at 142 - 146 Pitt Road North Curl Curl. The works include the demolition of all existing site structures and construction of a three story shop-top housing with a basement carpark and associated landscaping works.

The property is located in the Medium Risk Precinct, Flood Storage Area and is affected by an overland flow path in the 1% and PMF flood events. The development major and is expected to have a significant impact on the flood regime in events up to the Probable Maximum Flood Event.

The overland flow path must be designed and constructed to allow clear passage of floodwaters. The proposed bike parking on the eastern side of the dwelling is considered to be an impediment to this flow. There must be no structures below the FPL in a flow path of this nature (refer to development engineering referral for other potential requirements of easements, as they are the lead referral for easements and stormwater assets). Any potential blockages must be appropriately modelled in accordance with ARR2019. New and existing walls that are modelled as solid must be clearly labelled on plans. Fencing not noted as solid (or noted as a flood wall) will be conditioned to be of open design (at least 50% open) from natural ground up to the 1% AEP flood level.

Afflux mapping is required to compare the pre and post development flood depths and velocities for the Probable Maximum Flood event (in addition to the 1% AEP flood, which will need to be re-modelled for any redesigns). The model results indicate that the development will have adverse

impacts (as defined in Section A.8 of the Warringah DCP) on adjacent properties in the PMF flood event, therefore re-design will likely be required for it to comply with Council flood controls.

Post development flood levels must be clearly shown on mapping, so it can be assessed if adjacent floor heights and possible water entry points to the building are above flood planning levels. The 1% AEP flood levels and Flood planning levels are expected to vary across the proposed overland flow path. Detailed long and cross sections of the proposed overland flow path are required. Detailed 1% AEP and FPL flood levels at multiple points are also to be provided in table format and referenced to points marked on a plan view (aerial) image and on the sections.

There appears to be internal ground floors below the relevant Flood Planning Level. For example, the architectural drawings note that the overland flow path on the northern and eastern side of the dwelling has a ground level of 15.00m AHD in multiple locations. The Flood Report labels the 1% AEP flood level in the same areas of the overland flow path as 14.5m AHD (Page 20) which is below the proposed ground level. The internal ground floors which adjacent to the northern side of the proposed building are proposed at 15.00m AHD, which is the same as the proposed external ground floor levels. Therefore, the internal ground floor level would be below the required FPL.

The flood report is to confirm that the basement carpark/carpark ramp can be protected to the FPL from the north east (overland flow path). Wall heights and flood levels shown of plans are required to show the driveway and basement carpark is protected.

Council is not satisfied that the proposal is compliant with Section E11 - Flood Prone Land from the Warringah DCP 2011 and Clause 5.21 of the Warringah LEP 2011.

A new revision of the Flood Management Report is required, including: all new requested information; updates for any redesign; and justification that the proposal is consistent with all flood prone land development controls.

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.