

Natural Environment Referral Response - Flood

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| Application Number: | DA2021/1104 |
| Date: | 05/08/2021 |
| To: | Ashley Warnest |
| Land to be developed (Address): | Lot 26 DP 228119 , 283 Hudson Parade CLAREVILLE 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 property has a high hazard floodway along the "southern" boundary (running from the south-east corner to the north-west corner).

The Flood Management Report by Donovan Associates (21.06.2021) presents and describes the flood information supplied by Council and the flood related requirements, and the "Conclusions and Recommendations" section outlines the measures which need to be implemented to mitigate any potential flood risk. However it does not demonstrate whether or not the proposed development actually complies with the requirements. As per Section B3.11 of the Pittwater DCP, the Flood Management Report is required for instance to demonstrate that there are no adverse impacts on flooding (Control A1), and that the development does not impede the flood conveyance on site (Control C3), etc.

The Flood Management Report needs to address and assess exactly what is happening on the flood affected southern side of the development, and specify whether it complies. In particular, it looks like the new basement room which is to be infilled within the existing structure would impede the flood conveyance. An elevation diagram should be included comparing floor levels, ground levels and flood levels. It should also discuss and assess whether the car port is compliant.

The Flood Management Report needs to be updated before this DA can be further assessed.

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.