

Natural Environment Referral Response - Flood

Application Number:	DA2023/1346
Proposed Development:	Use of part of the building as a dwelling house
Date:	15/03/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 13 DP 1275411 , 1180 Barrenjoey Road PALM BEACH NSW 2108

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 significant alterations to the property. This includes the addition of window, solar panels and the repurposing of a basement into a living area.

The front of property is within the identified Medium Risk Flood Planning Precinct. It has the following flood characteristics:

- 1% AEP Flood Level: 5.89m AHD
- 1% AEP Hydraulic Category: Fringe
- Flood Planning Level (FPL): 6.39m AHD
- Probable Maximum Flood (PMF) Level: 7.42m AHD
- PMF Life Hazard Category: H2

The plans show that the basement floor level is 4.63m AHD, which is well below the Flood Planning Level. Considering the available information, it is the view of council that during a 1% AEP Flood Event, floodwaters would enter the newly proposed rooms on the basement floor via the garage and plant room ventilation vents on the northern side of the building.

In the Flood Letter submitted by Partridge in response to the initial flood comments on DA2023/1346 it states:

- "Therefore, use of temporary flood protection method has been proposed. The required level of protection will be achieved by use of waterproof materials to the recommended levels with

installation of temporary flood barriers at all access points located below the flood planning level of 6.39m AHD”

The proposed temporary flood barrier solution is not a suitable solution to prevent flood water entering the dwelling through the garage. In addition, it is not clear how flood waters will be prevented from entering the dwelling through the new plant room ventilation vents on the northern side of the building. The Flood Report must address the following (in line with Control D6 from Clause B3.11 of the DCP):

- The dwelling must have permanent protection from inundation up to the Flood Planning Level. All access, ventilation and any other potential water entry points need to be above the Flood Planning Level. Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwater from entering the newly developed area. Council may however consider a self-actuating flood gate if appropriately justified in the Flood Management Report.

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.