

Natural Environment Referral Response - Flood

Application Number:	DA2022/1196
Date:	10/11/2022
To:	Grace Facer
Land to be developed (Address):	Lot 320 DP 16719 , 28 Lido Avenue NORTH NARRABEEN NSW 2101

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 backs on to an open storm water channel and is very flood affected. Relevant flood information is as follows:

1% AEP level: 3.03m AHD

1% AEP depth (max): 1.22m

1% AEP velocity (max): 0.71m/s

Flood Planning Level (FPL): 3.53m AHD

Probable Maximum Flood (PMF) level: 4.98m AHD

Flood Risk Precinct: High (entire property)

Flood life Hazard Category: H5 (entire property)

Duration of flooding: Long (more than 6 hours)

Relevant flood related development controls are in Section B3.11 of the Pittwater DCP.

The amended plans show that the bedroom of the secondary dwelling now has a floor level of 4.98m AHD. This meets the requirements listed in Control E1 for a shelter in place refuge.

The proposed development does not comply with Control C6, which states that: "Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first floor addition provided that: (a) it is not located within a floodway; and (b) the original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and (c) none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and (d) the ground floor is floodproofed".

The alterations to the ground floor are fairly extensive. The Flood Risk Management Plan from Taylor Consulting (Oct 2022) states that "The dwelling will be undergoing significant structural alterations including new footings and framing support elements to ensure that the dwelling can be certified as being structurally adequate for the expected site conditions during a P.M.F. event. Structural

certification has been provided in this report under Appendix H". Clearly the original foundations are not sufficient to support the proposed final structure above them, and Appendix H does not contain certification that the existing foundations are adequate for structural integrity to the PMF.

The floor level of the existing main dwelling is 2.59m AHD, which is well below the FPL of 3.53m AHD. The ground floor needs to be at or above the FPL and the plans need to be amended accordingly.

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.