

Natural Environment Referral Response - Flood

Application Number:	DA2023/0038
Proposed Development:	Use of an existing building as a yoga studio and associated alterations and additions
Date:	07/03/2023
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 502152 , 102 Old Pittwater Road BROOKVALE NSW 2100

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

Alterations and additions are proposed including a new deck, biofold doors, access ramp and internal reconfiguration.

The property is flood affected, with High and Medium Flood Risk Precinct at the south east corner of the site.

The site is also partially affected by Flood Life Hazard Category H3-H5 as well as flood storage and floodway areas.

Relevant flood levels are:

1% AEP level: 14.84m AHD

Flood Planning Level (FPL): 15.34m AHD

Probable Maximum Flood (PMF) level: 15.44m AHD

The Flood Impact Assessment Report by C&M Consulting Engineers (June 2022) does not address the flood related development controls listed in Warringah DCP. This is noncompliant with Controls A2 and C3, which are as follows:

Control A2 – "Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage. Consideration may be given for exempting the volume of standard piers from flood storage calculations. If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved".

Control C3 – "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.

For suspended pier/pile footings:

- (a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and
- (b) At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and

(c) No solid areas of the perimeter of the underfloor area would be permitted in a floodway".

The proposed decks are within flood storage and floodway areas and they are not shown to be suspended to allow for the uninterrupted flow of water underneath. The plans and Flood Impact Assessment Report needs to be updated to address all relevant controls listed in Warringah DCP.

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.