

Natural Environment Referral Response - Flood

Application Number:	DA2022/1196
Date:	13/09/2022
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 The Flood Risk Management Plan for Taylor Consulting (29.06.2022) addresses controls which were superseded in January 2021. It needs to address the current controls.

The proposed development does not comply with the DCP.

The floor level of the existing dwelling is 2.59m AHD, which is well below the Flood Planning Level of 3.53m AHD. The alterations to the ground floor are fairly extensive, and include the demolition and construction of several walls. The submitted Flood Risk Management Plan does not provide any information or photos of the foundations, and does not provide the structural certification for integrity up to the PMF. The ground floor needs to be at or above the FPL.

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 proposed secondary dwelling has a floor level of 3.53m AHD but does not have access to a refuge for sheltering in place above the PMF level of 4.98m AHD. It therefore does not comply with Control E1, which states that:

"If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.

Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

- a) The floor level is at or above the Probable Maximum Flood level; and
- b) The floor space provides at least 2m² per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or 1m² per person for less than 6 hours;
- c) It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and
- d) It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit"

The Flood Risk Management Plan needs to be updated, to address all controls in the current Section B3.11 of the Pittwater DCP, and the design needs to be revised.

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.