

Natural Environment Referral Response - Flood

Application Number:	DA2024/0899
Proposed Development:	Increase in capacity to children enrolment and staff numbers to an existing child care centre
Date:	23/07/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 12 DP 530765 , 35 John Street AVALON BEACH 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 proposal is for an increase in the approved numbers of children and staff in a childcare centre to 29 children and 4 staff.

The property is partially affected by the 1% AEP flood event and almost entirely affected by the Medium Flood Risk Precinct.

Relevant flood data at the location of the building are as follows:

1% AEP flood level: 2.21m AHD

FPL: 2.71m AHD

PMF: 2.59m AHD

Flood Life Hazard Category: H3

Existing floor level: 2.80m AHD.

The requirement for the floor level to be above the higher of the PMF and FPL is satisfied.

The requirement for a shelter in place refuge above the PMF and at least as large as 1m² per person is satisfied.

The proposed development complies with Clause B3.11 of the Pittwater 21 DCP.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.