

Natural Environment Referral Response - Flood

Application Number:	DA2024/1708
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	21/01/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 20 DP 11978 , 2 A Allen Avenue BILGOLA BEACH NSW 2107 Lot A DP 379490 , 2 A Allen Avenue BILGOLA 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

This proposal is for construction of a new three storey dwelling including basement car park, lift and swimming pool, and retention of an existing tennis court. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located within the Medium and Low Flood Risk Precincts. The relevant flood details are as follows:

Flood Planning Level (FPL): Alters across site

1% AEP Level: Alters across site

1% AEP Hydraulic Category: Flood Fringe

Probable Maximum Flood (PMF) Level: 8.31m AHD

Max PMF Life Hazard Category: H2 - H1

The finished floor levels of the property are above the FPL as justified within the proposal's Flood Report dated 18 November 2024.

The Flood Report states that the inundation to the tennis court is caused by water backing up from Allen Avenue, but does not take into account run off from the elevated ground to the northwest of the property. The currently existing northern boundary of the tennis court consists of an angled wall and open fencing. The proposed continuous wall along the northern boundary of the tennis court extending to the eastern boundary may block floodwater from entering the site and cause adverse flood impacts

to the neighbouring property, which is not consistent with the DCP. An open wall/fence east of the angled wall must be shown on the plans.

The driveway crest to the basement car park is located above the FPL taken from the access point at Allen Road, and some of the access from the tennis court is protected by the planter. The remainder of the access to the basement car park (northern side of the driveway) along the border of the tennis court requires a border wall of at least 1% AEP depth (300mm above the height of the tennis court) height to prevent flood waters from the court running over and into the basement car park, as previously noted on Flood Condition D6 of DA2022/1494.

The proposal cannot comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP while these considerations are unaddressed.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Flood effects caused by development

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level at that location.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Building components and structural soundness

B1 - All new development below the Flood Planning Level of **XX**m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level / Probable Maximum Flood level (**delete one**) of **XX**m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

OR

B2 - The shelter in place refuge must be designed to ensure structural integrity up to the Probable Maximum Flood level of **XX**m AHD, with the remainder of the new development designed to ensure structural integrity up to the Flood Planning Level of **XX**m AHD. The forces of floodwater, debris load, wave action, buoyancy and immersion must all be considered.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of **XX**m AHD, protected from flood water or have residual current

devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.