

Natural Environment Referral Response - Flood

Application Number:	DA2024/0819
Proposed Development:	Demolition works and construction of a dual occupancy
Date:	03/07/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 12 DP 7236 , 8 Seabeach Avenue MONA VALE NSW 2103

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 demolition of the existing dwelling and construction of a dual occupancy dwelling. The proposed dwellings have two floors, garages and raised lawn features in the backyard.

The site is within the Medium Risk Flood Precinct. The site has the following flood characteristics:

- Flood Planning Level: 4.46m AHD
- 1% AEP Flood Level: 3.96m AHD
- 1% AEP Hydraulic Category: Flood Storage & Flood Fringe
- Probable Maximum Flood (PMF) Level: 4.54m AHD
- PMF Life Hazard Category: H3

The Flood Management Report prepared by Barrenjoey Consulting Engineers has incorrect flood storage calculations. The majority of the existing structures are located in the Flood Fringe area. The removal of structures in the Flood Fringe area can not be used in flood storage calculations. As such, the raised garden beds at the rear of the proposed dwelling result in a loss of flood storage.

The proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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.