

Natural Environment Referral Response - Flood

Application Number:	DA2024/0833
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool, gym and sauna
Date:	01/07/2024
To:	Nick England
Land to be developed (Address):	Lot 23 DP 17189 , 36 Albert Road 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 alterations and additions to the existing dwelling. The proposed works include the construction of a new deck, gym, swimming pool, fencing and landscaping works.

The property is within the Medium Flood Risk Precinct. Due to the topography of the site, the 1% AEP Flood Levels and Flood Planning Levels also vary across the site.

The proposed pool does not comply with controls A1 and H1 from Section B3.11 of the Pittwater DCP. The Flood Risk Management Report (02/05/2024), prepared by WaterDesign Civil Engineers, has failed to justify why the pool coping cannot be flush with the natural ground level. In addition to this, the proposed pool is likely to have adverse impacts on flood conveyance. This may have adverse impacts on flooding for the proponent and their downstream neighbours.

To be supported the pool must be shown to be in ground and have coping flush with the natural ground level. Alternatively, flood modelling must be provided, proving that the proposed pool does not have adverse impacts on flooding. Adverse impact definitions can be found in Section A1.9 of the Pittwater DCP.

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.