

Natural Environment Referral Response - Flood

Application Number:	DA2024/0895
Proposed Development:	Construction of a secondary dwelling
Date:	17/07/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 286 DP 16719 , 15 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 proposal is for the construction of a second dwelling. The proposed second dwelling includes two bedrooms, a kitchen, living room, two toilets and porch.

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

- Flood Planning Level: 3.53m AHD
- 1% AEP Flood Level: 3.03m AHD
- 1% AEP Hydraulic Category: Flood Storage
- Probable Maximum Flood (PMF) Level: 4.92m AHD
- PMF Life Hazard Category: H5

The proposed second dwelling is single story with a finished floor level of 3.53m AHD. As noted in the Flood Risk Management Report, prepared by D.T Civil Engineering Consultants (13/06/2024), evacuation is not feasible during a major flood event. Making shelter in place the preferred Flood Emergency Response at this location. As such, the proposal does not comply with control E1 of Section B3.11 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.