

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/1692
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	20/12/2023
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 5 DP 26744 , 11 Catalina Crescent 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 the alteration of two cabin structures in the rear of the property which were constructed without council approval. The development includes the constructions of an ancillary structure to join the two cabins, the addition of a toilet and extensions to the existing cabins.

The development site is mostly within the Medium Risk Flood Planning Precinct. The western end of the proposed development is within the High Risk Flood Planning Precinct. The site has the following flood characteristics:

- Flood Planning Level (FPL): 4.02m AHD
- 1% AEP Flood Level: 3.52m AHD
- 1% AEP Hydraulic Category: Flood Fringe, Flood Storage, Floodway
- Probable Maximum Flood (PMF) Level: 5.56m AHD
- PMF Life Hazard Category: H5

For the following reasons Council is not satisfied that the proposal is compliant with Section B3.11 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) of the Pittwater LEP 2014.

- A1 and A2: The proposed development results in a loss of flood storage. Additionally, the underfloor of the proposed structure is not open and therefore will impact flood conveyance. Removal of the existing substructure to ensure there is not net loss of flood storage would be required to meet this condition.
- C3: The underfloor area of the dwelling below the 1% AEP flood level must be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block.

- E1:Insufficient detail has been provided to address the Flood Emergency Response Planning Requirements. Please refer to council Guidelines for development on flood prone land.

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.