

S 96 Modification Application
967 Barrenjoey Rd
15 June 2018

Prepared by the applicant.

Estaurine Hazard Risk Assessment Update Letter

Reference is made to the Estaurine Hazard Risk Assessment (Original Report) for the abovementioned address dated 30 April 2016 which was included in the Development Application in relation to a new dwelling and pool at the abovementioned address.

Consent was given by Northern Beached Council in 2016 , Consent number N0272/16

Reference is also made to the S96 modification Application (comprising the plans A100-A113 dated 20.06.18 Prepared by Blue Sky Building Designs)

The proposed modifications to the Consent have been prepared for the purposes of

- (i) Re orienting the approved pool
- (ii) Providing extra waterfront storage

The abovementioned s96 modification Application has been reviewed and an update to Original Report follows ;

Summary of findings in The Original Report (Extracts)

The subject property is potentially subject to Estaurine Flood Risk Hazard as indicated on the section 149 Certificate.

It was contended that in relation to the proposed development

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- (i) practically there is almost no potential hazards to people and property resulting from tide, storm and or wave inundation., and

- (ii) the proposed development does not in any way increase whatever minor risk that may exist for the property.

(iii) the dwelling and pool proposed for the subject property within this application will be located at much higher RL s above the zone theoretically at risk as calculated by independent expert benchmarks.

The site survey for the subject property shows that the the Reduced Level (RL) of the waterfront leased Crown Lands area boatshed floor and deck is approximately 2.5 meters above mAHD at the lowest point along the boundary adjoining the subject property.

The site survey shows the subject site slopes steeply uphill to the east, so clearly the "hazard corridor" area below the EPL of RL 3.09 calculated by Cardno which could be subject to estaurine hazard is very narrow (less than 1.5m wide), and no structures or dwellings are proposed in the area in this application.

(iv) the theoretically exposed hazard zone within the subject property comprises a minor area only

(v) further analysis regarding compliance of Pittwater DCPs regarding estaurine hazard mitigation is therefore not applicable.

Updated Assessment and Conclusion

(i) The proposed reorientation of the pool has no Estaurine Hazard Risk impact , given the proposed works and structures remain at the same RLs as in the Consent, well above the potential hazard level of 3.09.

(ii) The proposed extra waterfront storage has its floor at approximately RL 2.5 , consistent with the existing boatshed (and neighboring boatsheds) and therefore below RL 3.09.

However this space will not be habitable or dwelling space , and will act only as a supplement to the current undersize boatshed to store kayaks and the like.

Hence there is no potential risk to life and only a minor incremental risk to property.

A further mitigation is that this space will be partially excavated into the slope behind , and its western facia will be effectively utilizing the already approved retaining wall profile, and as such will be heavily and soundly constructed of masonry, mitigating risk of damage to the structures themselves from potential flooding.