

Natural Environment Referral Response - Flood

Application Number:	DA2024/0882
Proposed Development:	Alterations and additions to a seniors housing development (residential care facility)
Date:	09/08/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103 Lot 38 DP 7236 , 23 Bassett Street 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

This proposal is for additions and alterations to a proposed residential care facility.

The site and surrounding properties are impacted by the Medium Flood Risk Precinct, 1% AEP Flood Extent, a flood life hazard category from H1 - H4 and Flood Storage Area.

The submitted Flood Risk Management Report has been reviewed and It is unclear whether the proposed development will have adverse impacts (as defined in Section A1.9 of the Pittwater DCP) upon the neighbouring properties.

To support the development the applicant must engage a suitably qualified engineer to complete 2D flood modelling to demonstrate that there will be no adverse flooding impacts (as defined in Section A1.9 of the Pittwater DCP) on neighbouring properties as a result of the proposed development. This is to be demonstrated through flood difference mapping (afflux Mapping) in a revised Flood Management Report for the 5% AEP, 1% AEP, 0.2% AEP and PMF flood event. Council's TUFLOW model can be licensed to undertake this modelling.

Council is not satisfied that the proposal is compliant 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.