

Natural Environment Referral Response - Flood

Application Number:	DA2020/0073
Date:	27/03/2020
To:	Megan Surtees
Land to be developed (Address):	Lot A DP 359270 , 429 Pittwater Road NORTH MANLY NSW 2100

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 proposed development application does not meet the flood controls in the LEP and DCP.

The site is located in a high flood risk precinct and a single storey secondary dwelling is proposed. The existing dwelling on the site is also single storey.

The 100 year ARI flood level is 3.2m AHD, FPL is 3.7m AHD and PMF is 5.7m AHD.

The proposed shelter in place tower does not meet the Flood Emergency Response Planning guideline for Pittwater that applies to the site.

The refuge must comply with Building Code of Australia requirements, with external components rated appropriately for storm, wind, and moisture.

Evacuation is not acceptable as this would involve entering flood waters.

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.