



northern  
beaches  
council

## MEMORANDUM

**DATE:** 26 March 2024

**TO:** Development Determination Panel (DDP)

**FROM:** Mark Milton, Student Planner

**CC:** Steve Findlay, Manager Development Assessment

**SUBJECT:** Item No. 3.4. DA2023/1595 – 14 Delecta Avenue, Clareville

---

The purpose of this memo is to advise the Panel that there has been additional information provided by the applicant on 25 March regarding the proposed Alterations and Additions to a Dwelling House at 14 Delecta Avenue, Clareville and the draft conditions of consent.

**Conditions 10, 11 and 12** relate to Council's flood control policy and impose restrictions on development below the Flood Planning Level of 3.17m AHD.

The applicant requested that these three conditions "be clarified to specify that the conditions apply only to those areas mapped as being within the Medium Flood Risk precinct." The subject site is partially constrained by both Low and Medium Flood Risk Hazard areas.

The contents of the email request were sent to Council's Flooding specialists for review and comment.

Council's Floodplain Management Officer's comments are as follows:

*"Council's flood team would not support removing conditions 10, 11 and 12 because:*

- 1. The proposed ground floor level is proposed at 2.66m AHD which is 501mm below the FPL of 3.17m AHD. If flood waters were to rise to the FPL there is a high risk that the entire ground floor level would be inundated.*
- 2. The ground floor extension is proposed to remain at the FFL of 2.66m AHD which is below the FPL of 3.17m AHD. As per condition C4, the structure must be floodproofed to the Flood Planning Level.*

*Please note, the Avalon to Palm Beach Floodplain Risk Management Study and Plan 2017 which identified the site in the Flood Planning Area (Medium Flood Risk Precinct) is a large scale catchment wide study. The actual flood risk for the site is determined following a detailed assessment of the predicted flood levels identified in the study."*

**Conclusion**

There is no change to the recommendation for approval.

**Recommendation**

The Panel note the submissions.