

Natural Environment Referral Response - Flood

Application Number:	DA2025/0200
Proposed Development:	Alterations and additions to a dwelling house
Date:	11/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 11 DP 242690 , 14 Kristine Place 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 alterations and additions to an existing dwelling. The proposal outlines plans to construct an additional self-contained dwelling above the existing garage and living room. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located within the High, Medium and Low Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 5.74m AHD

1% AEP Flood Level: 5.24m AHD

1% AEP Hydraulic Category: Floodway, Flood Storage and Flood Fringe

Probable Maximum Flood (PMF) Level: 6.16m AHD

Max PMF Life Hazard Category: H5 – H1

The FFL of the proposed home office is 5.66m AHD which is above the FPL in that location.

The proposed bathroom, which is to be adjacent to the existing living room, is consistent with control C4 of the DCP and is thus permitted to be constructed below the FPL in this instance.

Plans propose a new service door into the existing garage on the western side of the building. The FFL of the proposed door is 5.08m AHD which is below the FPL of that location. The door would provide an additional ingress route for floodwaters into the property and would subsequently increase the risk to life and the property. As such, the door is not acceptable under the DCP.

This proposal cannot comply 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.