

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0649
<b>Proposed Development:</b>	Demolition of existing dwelling and construction of a dwelling house and double carport
<b>Date:</b>	16/06/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 4 DP 14291 , 12 Rowe Street FRESHWATER NSW 2096

### 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 the demolition of an existing dwelling and secondary structure on the property and the construction of a new dwelling. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

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

Flood Planning Level: 3.69m AHD  
1% AEP Flood Level: 3.19m AHD  
1% AEP Hydraulic Category: Flood Storage

Control C1 of the DCP states:

*New floor levels within the development shall be at or above the Flood Planning Level.*

The proposed storeroom has an FFL of 3.19m AHD which is below the FPL of 3.69m AHD. This does not comply with the DCP.

Control A2 of the DCP states:

*Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage.  
Consideration may be given for exempting the volume of standard piers from flood storage calculations.*

The Flood Management Report does not provide adequate information about the potential changes to the property's flood storage. Whilst it does state that the proposed dwelling has a smaller footprint than the existing dwelling, the proposed area of the ground floor listed in the management report is not the same as that depicted on the master set. In order to assess the flood storage impacts calculations must be provided to show the difference in the existing ground floor area (including the external structure) and the proposed dwelling.

The proposal does not comply with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah 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.