

Natural Environment Referral Response - Flood

Application Number:	DA2025/0427
Proposed Development:	Alterations and additions to a dwelling house
Date:	01/05/2025
To:	Ryan Fehon
Land to be developed (Address):	Lot 101 DP 32253 , 42 Foxall Street ELANORA HEIGHTS NSW 2101

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, including a carport and two new bedrooms. 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 Medium and Low Flood risk precincts.
The proposed carport and master bedroom generally comply with the DCP.

Bedroom 3 has a proposed FFL of 92.77m AHD. Control C1 of the DCP states:

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

The FPL at the location of the proposed bedroom is 93.16m AHD, thus the FFL is not compliant with the DCP. As the extension is larger than 30m², and is not an extension of an existing room, it also does not comply with Control C4:

"A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered".

The proposal therefore does not 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.