

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0826
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	11/07/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 1 DP 1292851 , 71 Pitt Road NORTH CURL CURL NSW 2099

### 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 proposal is for the demolition of the existing dwelling and the construction of a new two storey dwelling. The works include the construction of a garage, swimming pool and associated fencing.

The property is within the Medium Flood Risk Precinct. The site has the following flood characteristics:

- Main dwelling 1% AEP Flood Level: 12.55m AHD
- Main dwelling Flood Planning Level: 13.05m AHD
- Garage 1% AEP Flood Level: 12.35m AHD
- Probable Maximum Flood (PMF) Level: 12.92m AHD
- PMF Life Hazard Category: H1 - H5

The Flood Planning Level of 12.89m AHD proposed in the Flood Risk Management Report and architectural plans is less than the Flood Planning Level of 13.05m AHD. The Flood Risk Management report and architectural plans must reflect the correct Flood Planning Level.

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.