

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0138
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	27/02/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 56 DP 12578 , 15 Lakeside Crescent NORTH MANLY NSW 2100

### 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 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: 3.66m AHD  
 1% AEP Flood Level: 3.16m AHD  
 1% AEP Hydraulic Category: Flood Storage / Flood Fringe  
 Probable Maximum Flood (PMF) Level: 5.66m AHD  
 Max PMF Life Hazard Category: H5

Proposed works include the construction of new internal living spaces, decking and a new carport. Development control D3 states:

*“Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise, it will be considered to be enclosed.”*

The proposed alfresco creates a wall at the back of the carport which results in there being three sides to the structure. This does not comply with control D3 of the DCP and the proposed structure is thus assessed as an enclosed garage. The FFL of the proposed garage is 2.319m AHD which is below the 1% AEP of the property and thus does not comply with the DCP.

Proposed works include solid glass fencing around the existing pool, and between the boundary fencing and privacy screens on both sides of the property. Control F1 of the DCP states:

*“Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.”*

The fences therefore do not comply with the DCP.

The proposal cannot 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.