

Natural Environment Referral Response - Flood

Application Number:	DA2024/1678
Proposed Development:	Alterations and additions to a dwelling
Date:	24/03/2025
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 6 DP 28354 , 11 Darius Avenue NORTH NARRABEEN 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 in the form of internal reconfiguration, the extension of decking and the construction of a garage. 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 and Medium Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 3.52m AHD
1% AEP Flood Level: 3.02m AHD
1% AEP Hydraulic Category: Flood Storage
Probable Maximum Flood (PMF) Level: 4.85m AHD
Max PMF Life Hazard Category: H5

The proposal outlines the removal of 2 walls and the roof from the existing garage and rebuilding them, expanding the building's footprint. This results in the work being considered a knock-down, rebuild of the garage. Whilst the plans describe the garage as a carport, control D3 of the DCP 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.*

As the proposed structure has four walls it is assessed as a garage. Control D5 of the DCP states: *Enclosed Garages must be located at or above the 1% AEP level.*

The FFL of the garage is 1.92m AHD which is below the 1% AEP and thus does not comply with the DCP.

In order to be assessed as a carport, the proposed replacement must have two sides completely open. The proposed studio in the backyard is not considered an extension of the room as it is separated from the existing room by a wall and has a separate function. As such it is assessed as a new room, and is subject to control C1 of the DCP:

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

The FFL of the proposed studio is 3.02m AHD which is below the FPL of 3.52m AHD.

The wooden decking surrounding the proposed studio appears solid and flush to the ground. Control C3 of the DCP states:

"All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.

For suspended pier/pile footings:

a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and

b) At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and

c) No solid areas of the perimeter of the underfloor area would be permitted in a floodway. "

As the decking is not of an open design it does not comply with the DCP.

The proposal includes the construction of a planter at the front of the property. 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. If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved."

The proposed planters are assessed to reduce the flood storage on site.

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.