

Natural Environment Referral Response - Flood

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| Application Number: | DA2025/0193 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 18/03/2025 |
| To: | Jordan Howard |
| Land to be developed (Address): | Lot 4 DP 666751 , 1 Bakers Road CHURCH POINT NSW 2105 |

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. Works include the installation of a lift and the construction of a new storeroom. 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 relevant flood characteristics are as follows:

Flood Planning Level: 5.76m AHD

1% AEP Flood Level: 5.26m AHD

1% AEP Hydraulic Category: Floodway, Flood Storage and Flood Fringe

Probable Maximum Flood (PMF) Level: 7.63m AHD

Max PMF Life Hazard Category: H4 – H1

The proposed lift has an FFL of 4.97m AHD which is below the FPL for that location. Control B3 of the DCP states:

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

In order to be acceptable, sufficient evidence would need to be provided that the proposed lift's materials were waterproofed up to the Flood Planning Level and that in the event of a flood, the lift could not be taken down to the ground floor even if requested. Circuit breakers or alternative measures that automatically turn off the electrical supply to the lift in flood events would also be required.

The proposed storeroom involves the construction of a separate, potentially habitable, room within the

medium flood risk precinct. It is not considered an extension of a room as it is separated from the existing rooms by a wall. Additionally, the proposed room is not, and therefore cannot be assessed as, a garage. There is already a garage on the property which suggests that this room would not be used for that purpose and the design of the proposed storeroom would not permit the entry of vehicles. The proposed room is therefore assessed as a new addition to the property and is subject to development control C1:

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

The FFL of the proposed storeroom is 4.97m AHD which is below the FPL of 5.36m AHD for that location.

The proposal therefore cannot 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.