

Engineering Referral Response

Application Number:	DA2024/1625
Proposed Development:	Alterations and additions to a dwelling house
Date:	06/02/2025
To:	Lachlan Rose
Land to be developed (Address):	Lot 1 DP 171852 , 44 Kooloorra Avenue FRESHWATER NSW 2096

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for alterations and additions to an existing dwelling.

The applicant has provided a flood study that identifies the subject site as flood affected however it is not tagged flood prone Council system. However as the consultant's report assesses the application against Council's flood controls, this application must be assessed by Council's Flood team and appropriate flood control conditions applied prior to Development Engineering providing comments.

Note to Planner: Please refer to Flood team for comments and conditions.

Review 6/12/2025

The proposal includes enclosing the existing carport with 50% open screens.

The Flood Risk Management Report by NB Consulting Engineers dated 10/10/2024 classifies it as a carport. However, in accordance with Control D3, Clause E11 of Warringah DCP carports are to be 100% open on 2 sides otherwise, it is considered a garage. To comply with the DCP control D5 FFL of a garage must be above 1% AEP.

Based on the 1% AEP of 5.05m AHD provided in the flood report a FFL of 4.37m AHD for the proposed garage does not comply with the DCP controls and is not supported.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.