

Natural Environment Referral Response - Flood

Application Number:	DA2024/0597
Proposed Development:	Demolition works and construction of Shop top Housing
Date:	09/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 10 DP 8172 , 21 Oaks Avenue DEE WHY 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 seeks consent for the demolition of existing site structures and the construction of a six-storey shop top housing development with a two level basement garage.

The site is impacted by the High and Medium Flood Risk Precincts, 1% AEP flood extent, PMF flood extent, H1- H5 PMF flood hazard extent and a floodway which flows through a council drainage channel (easement) which runs adjacent to the southern boundary. The flood planning level relevant to the the northern entry points of the site varies from 17.88m AHD at the north western corner to 17.70m AHD at the northeastern corner. The flood planning level relevant to the southern entry points of the new development is 18.62m AHD.

The proposed ground floor retail floor level is below the required FPL, extends more than 5m from the front of the building, is greater than 30m² and has no direct internal access to areas above the FPL. This is not supported and does not demonstrate compliance with condition C7 (b - d) from Section E11 of the Warringah DCP 2011.

Council is not satisfied that the proposal is compliant with Section E11 - Flood Prone Land from the Warringah DCP 2011 and Clause 5.21 of the Warringah LEP 2011

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.