

Natural Environment Referral Response - Flood

Application Number:	DA2025/0464
Proposed Development:	Demolition works and construction of a dwelling house
Date:	26/05/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 1 DP 947441 , 29 Emerald Street 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 the demolition of a dwelling and the construction of a new, single storey 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 Flood risk precinct. 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: 4.81m AHD
 Max PMF Life Hazard Category: H5

The proposed dwelling has an FFL of 3.52m AHD, which is at the FPL for the dwelling.

The proposal includes the construction of a new carport at the front of the dwelling. 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."

The proposed structure has three sides including the boundary fence along the back of the carport. As such the structure is not compliant with the DCP.

The proposed shelter-in-place refuge, located in the attic ceiling space, has a proposed ceiling height of 1.7m. Shelter-in-place refuges must comply with the Building Code of Australia's height requirements for non-habitable rooms and as such the ceiling height must be at least 2.1m.

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.