

Natural Environment Referral Response - Flood

Application Number:	DA2024/1759
Proposed Development:	Alterations and additions to a dwelling house
Date:	10/01/2025
To:	Julie Edwards
Land to be developed (Address):	Lot A DP 366644 , 15 Riverview Parade NORTH MANLY NSW 2100

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 a new garage. 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 Medium and High Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 3.66m AHD

1% AEP Flood Level: 3.16m AHD

1% AEP Hydraulic Category: Flood Storage

Probable Maximum Flood (PMF) Level: 5.66m AHD

Max PMF Life Hazard Category: H5

Proposed works include construction of a new enclosed garage. Enclosed garages are subject to prescriptive Control D5 of the DCP.

Control D5 states:

D5	Enclosed Garages must be located at or above the 1% AEP level
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The FFL of the enclosed garage is 2.50m AHD which is below the 1% AEP level of 3.16m AHD. This does not comply with Control D5 of the DCP.

The proposal does not 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.