

Natural Environment Referral Response - Flood

Application Number:	DA2022/1719
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	25/01/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF NSW 2096

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 proposed development includes alterations and additions to an existing dwelling and construction of a new detached secondary dwelling with a ground floor garage adjacent to the southern property boundary.

The southern edge of the property is affected by the Medium Risk Flood Precinct, a 1% AEP Flood Level of 3.13m AHD and a H4 Flood Life Hazard.

The development is not supported due to the following reasons:

- The proposed secondary dwelling garage floor level of 2.54m AHD is located below the 1% AEP flood level of 3.13m AHD. Refer related prescriptive control D5 from Section E11 of the Warringah DCP.
- The proposed new 1.8m boundary fence on the southern boundary does not comply with the prescriptive control F1 from section E11 of the Warringah DCP.

The development does not meet the requirements outlined in the Pittwater LEP 2014 clause 5.21 (2) Flood Planning. The development is deemed:

- Not to be compatible with the flood function and behaviour on the land.
- Have potential to adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties.
- To not incorporate appropriate measures to manage risk to life in the event of a flood.

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.