

Reconsideration request returned DA2023/1298 PAN-369692 42 Pringle Ave. Belrose

Robert Geoghegan <robge@bigpond.com>

Mon 18/09/2023 4:59 PM

To:council@northernbeaches.nsw.gov.au <council@northernbeaches.nsw.gov.au>

Cc:'Jessica Hajakian' <jess.haja97@outlook.com>;'Therese Hajakian'  
<therese\_hajakian13@yahoo.com.au>;john@eaglepropertyairconditioning.com.au  
<john@eaglepropertyairconditioning.com.au>

 7 attachments (8 MB)

Council letter re Flood risk assessment Application Returned - DA20231298 - 42 Pringle Avenue BELROSE NSW 2085\_PAN-369692 (1).pdf; Notice\_of\_Determination granny.pdf; Haj DA Site analysis sediment, landscape, storm water.pdf; Hajakian Floor plans and front elevation.pdf; Haj DA elevations sections.pdf; Survey updated Waterview 1756detail 1 revB.pdf; Engineers letter re flood level brick and steel of house.pdf;

**Reconsideration request returned DA2023/1298 PAN-369692 42 Pringle Ave. Belrose  
Robert Geoghegan of Newbuild Design discussed this with Duty planner Steve Arthur on  
13/9/2023 and after her reviewed the proposed DA documents agreed that the Flood risk  
assessment report is unnecessary.**

This has been addressed in SE effects attached clauses 29 and 30 with details addressing  
DCP objectives, nature of development, flood max. level etc.

General Manager Northern Beaches Council

Planning and Development section – Residential proposed development.  
Returned DA2023/1298 PAN-369692 returned 13/9/2023. Council letter attached.  
Proposed first floor addition 42 pringle Ave. Belrose.

Dear Sir, Madam,

Reason for DA returned 'Flood Risk Assessment Report' required.

We request that we may re-submit the DA without the Flood Risk Assessment Report' as it is  
considered unnecessary due to the nature and location of proposed development being well  
outside the maximum predicted flood plane level.

**Robert Geoghegan of Newbuild Design discussed this with Duty planner Steve Arthur on  
13/9/2023 and after her reviewed the proposed DA documents agreed that the Flood risk  
assessment report is unnecessary.**

This has been addressed in SE effects attached clauses 29 and 30 with details addressing  
DCP objectives, nature of development, flood max. level etc.

Furthermore, in 2018 a DA for first floor granny flat over existing residence was approved  
DA2018/1399 not requiring report planner just made conditions related to flood in DA  
Determination.

Proposed development complying with flood prone land requirements.

It is requested that Flood Impact Statement is not required for tis development due to the nature  
and location of development having new floor 3.32m above maximum flood plane and built over

existing residence Engineer certified to withstand maximum flood levels, currents, floating debris etc.

- Proposed first floor additions will be built entirely over the existing dwelling with new first floor level AHD RL 166.72 being 4.24m above ground below. The existing residence is built of brick veneer construction on Reinforced concrete footings being sufficiently strong to withstand medium level flooding.
- The predicted maximum flood level would be AHD RL 163.4 with the proposed floor level of 166.72 being 3.32m above that level clear being well above that level.
- In 2018 DA2018/1399 was approved for secondary dwelling to be built over garage of subject property without requiring Flood Impact Assessment as addressed in DA2018/1399 conditions pasted below.

DA2018/1399 Notice of determination condition of consent Flooding pasted below.

Sincerely,

Robert Geoghegan

Newbuild Design and Drafting  
Robert Geoghegan  
17 Jocelyn Street  
North Curl Curl 2099  
mob. 0419907222  
em. [robge@bigpond.com](mailto:robge@bigpond.com)