

Natural Environment Referral Response - Flood

Application Number:	DA2024/1678
Proposed Development:	Alterations and additions to a dwelling
Date:	08/01/2025
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 6 DP 28354 , 11 Darius Avenue NORTH 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

The proposal is for alterations and additions to an existing dwelling, including an internal floorplan reconfiguration, deck extension, carport rebuild and extension and a new storage room. The proposal is assessed against Section B3.11 of the Pittwater DCP and against Clause 5.21 of the Pittwater LEP.

The proposal is located within the Medium 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: 4.85m AHD

Max PMF Life Hazard Category: H5

The following Controls are taken from Section B3.11 of the Pittwater DCP.

Control A2 of the DCP states:

A2	Development shall not be approved unless it can be demonstrated in a Flood Management Re Consideration may be given for exempting the volume of standard piers from flood storage call If Compensatory Works are proposed to balance the loss of flood storage from the developme is achieved.
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The proposed planters are assessed to reduce the flood storage on site, as is the proposed storage extension which is discussed in more detail below. This does not comply with Control A2 of the DCP.

Control C3 of the DCP states:

C3	<p>All new development must be designed and constructed so as not to impede the floodway or flow to the 1% AEP event.</p> <p>For suspended pier/pile footings:</p> <p>(a) The underfloor area of the dwelling below the 1% AEP flood level is to be designed with small openings to block; and</p> <p>(b) At least 50% of the perimeter of the underfloor area is of an open design from the natural water level up to the 1% AEP flood level.</p> <p>(c) No solid areas of the perimeter of the underfloor area would be permitted in a floodway.</p>
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The perimeter of the underfloor area of the proposed storage extension is not of an open design and as such does not comply with Control C3 of the DCP.

Control D3 of the DCP states:

D3	<p>Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed. When undertaking a like-for-like replacement and the existing garage/carport is located on the floodway up to the 1% AEP flood level.</p>
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The proposed carport is being rebuilt and extended as per the plans and as such is assessed as new development. The proposed carport does not have two sides 100% open and as such is assessed as an enclosed garage per Control D3.

Control D5 of the DCP states:

D5	Enclosed Garages must be located at or above the 1% AEP level
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The floor level of the garage is below the 1% AEP level of 3.02m AHD and does not comply with Control D5.

The proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater 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.