

Natural Environment Referral Response - Flood

Application Number:	DA2024/1580
Proposed Development:	Alterations and additions to a dwelling house
Date:	04/12/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 299 DP 16719 , 17 Narroy Road 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

This proposal is for alterations and additions to an existing dwelling, including a ground floor extension, a garage and a carport. The proposal is assessed against Section B3.11 of the Pittwater DCP and 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: 3.53m AHD

1% AEP Flood Level: 3.03m AHD

Probable Maximum Flood (PMF) Level: 4.90m AHD

Max PMF Life Hazard Category: H4

Page 11 of the plans shows a different FFL for the proposed extension to the rest of the plans. The FFL shown on page 11 is 3.48m AHD which is below the FPL of 3.53m AHD and would not be compliant with the DCP. The plans need to be altered so the FFL are consistent before this proposal can be compliant.

The site is within The H4 PMF Life Hazard Category and as such Condition E1 of the DCP applies. Condition E1 states that:

"Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge...". Flood-free evacuation above the PMF is not possible and as such an appropriate shelter-in-place refuge must be present on site. Section 4.5 of the Flood Management Report states that there is an existing attic conversion that could be used as an shelter-in-place refuge area. The shelter in place must have sufficient standing height of 2.1m, space of 2m² per person, and be clearly accessible to all inhabitants(e.g. pull down stairs). The plans must show details of the shelter-in-place refuge.

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.