

Natural Environment Referral Response - Flood

Application Number:	DA2025/1653
Proposed Development:	Demolition works and construction of multi-dwelling housing, lot consolidation and strata subdivision
Date:	24/11/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 103 DP 709505 , 19 A Rowan Street MONA VALE NSW 2103 Lot 72 DP 5464 , 67 Elimatta Road MONA VALE NSW 2103

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 demolition of existing dwellings across two sites and the construction of ten enclosed dwellings and garages. The proposal includes the strata subdivision of the housing development into 10 residential lots including common property.

Due to the nature of the proposal Clause B3.12 of the Pittwater DCP applies, and the proposal must consider the impacts of climate change and sea level rise on the property.

The proposed properties that are affected by the climate change extent demonstrated in the flood information reports provided by Council, and included in the flood management report, are R3, R4 and R7.

Control C1 of the DCP states:

New floor levels within the development shall be at or above the Flood Planning Level.

- R3 has a climate change FPL of 30.80m AHD
- R4 has a climate change FPL of 29.15m AHD.
- R7 has a proposed floor level of 27.68m AHD

The current floor levels for these dwellings are below their respective climate change FPLs.

Control D5 of the DCP states:

Enclosed Garages must be located at or above the 1% AEP level

- R3 has a climate change 1% AEP of 30.30m AHD
- R4 has a climate change 1% AEP of 28.65m AHD
- R7 has a climate change 1% AEP height of 28.03m AHD.

The proposed floor levels for these garages are below their respective climate change 1% heights.

The proposal does not comply.

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.