

Natural Environment Referral Response - Flood

Application Number:	DA2024/1010
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	12/09/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 20233 , 75 Victor Road DEE WHY NSW 2099

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 construction of an extension to an existing dwelling on site. The extension involves construction of a garage, change of use of existing garage to a habitable area, and construction of a secondary dwelling on site. This proposal has been assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposed development can be split into two sections, the western works, comprising the alterations and extensions to the western side of the existing property, and the northern works, comprising the garage conversion and new garage.

The western section of the proposed development is within the Low Flood Risk Precinct and generally complies with the DCP.

The northern section site borders the High Flood Risk Precinct, and is within the Medium and Low Flood Risk Precincts. There is Floodway and Flood Storage directly adjacent to the northern boundary of the proposed development. The relevant flood characteristics are as follows:

1% AEP flood level (for proposed garage site): 56.98m AHD

Flood Planning Level (for northern habitable area): 57.86m AHD

Flood Life Hazard Category: H5

The floor level of the proposed garage is 57.3m AHD and above the required 1% AEP of 56.98m AHD.

Control C1 of Section E11 of the DCP states that "New floor levels within the development shall be at or above the Flood Planning Level." The FPL of the proposed northern habitable area is 57.86m AHD. The finished floor levels in the northern section of the proposed development are at 57.13m AHD and 57.14m AHD which is below the required FPL of 57.86m AHD and therefore doesn't comply.

The proposal does not comply with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP, and cannot be supported.

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.