Natural Environment Referral Response - Flood

Application Number:	DA2024/1171
Proposed Development:	Construction of a single storey building and use of premises as a recreational facility (indoor) and associated signage
Date:	04/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093

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 proposed development is for the construction of an indoor squash court, including mezzanine level. This proposal has been assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposal is located within the Medium Flood Risk precinct. The relevant flood characteristics are as follows:

1% AEP Level: 3.30m AHD
Flood Planning Level (FPL): 3.60m AHD
Probable Maximum Flood (PMF) Level: 5.69m AHD
Flood Life Hazard Category: H5

A freeboard of 300mm is justified in the Flood Report.

The Finished Floor Level of the proposal is above the FPL in the area, and the mezzanine level is deemed an appropriate shelter-in-place refuge.

Subject to the following conditions, the proposal complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Flood effects caused by development
There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of 3.30m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Building components and structural soundness
B1 - All new development below the Flood Planning Level of 3.60m AHD shall be designed and constructed from flood compatible materials.

B2 -The shelter in place refuge must be designed to ensure structural integrity up to the Probable Maximum Flood level of 5.69m AHD, with the remainder of the new development designed to ensure structural integrity up to the Flood Planning Level of 3.60m AHD. The forces of floodwater, debris load, wave action, buoyancy and immersion must all be considered.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 3.60m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Floor levels
C1 - New floor levels within the development shall be set at or above the Flood Planning Level of 3.60m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Emergency response
E1 - The shelter-in-place refuge must:

a) Have a floor level at or above the Probable Maximum Flood level of 5.69 m AHD; and
b) Have a floor space that provides at least 1m² per person; and
c) Be intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on electrical means.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Works as Executed
A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels for ground floor and shelter in place refuge are set at or above the required level
2. There has been no filling on the land other than what has been approved

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Building Components and Structural Soundness
B2 - A suitably qualified structural engineer is to certify the structural integrity of the shelter in place up to the Probable Maximum Flood level of 5.69m AHD, and the remainder of the new development up to the Flood Planning Level of 3.60m AHD. The depth, velocity, debris load, wave action, buoyancy and immersion must all be considered.

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of 3.60m AHD, are protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.