Natural Environment Referral Response - Flood

Application Number:	DA2020/1465

Date:	06/08/2021
To:	David Auster
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096

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 property at 4/0 Bennett St is identified as being flood affected, with the following flood levels derived from 'Dee Why and Curl Curl Lagoons Floodplain Risk Management Study' by Lyall & Associates (2006):
- 1% AEP Flood Level: 4.8m AHD.
- Flood Planning Level (FPL): 5.3m AHD.
- Probable Maximum Flood level (PMF): 5.8m AHD.
The proposed development generally complies with the flood requirements of the DCP and LEP, provided that it is in accordance with the conditions listed below.

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

Flooding
In order to protect property and occupants from flood risk the following is required:

Flood Effects Caused by Development – A2

Doors to the ground floor level of the proposed toilet and storage area are all to be open grated, storage.
The leveling of the area between the two courts is to be through the use of a suspended concre entrance to the void under the slab, it must be at least 50% open, with openings to be at least 7

The finished surface of the courts is to be no higher than the existing surface as shown on the s

Building Components and Structural Soundness – C1

All new development shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006). The proposed toilet and storage block is to be constructed of flood compatible materials up to the Flood Planning Level of 5.3m AHD.

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 5.3m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 5.3m AHD.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 5.3m AHD unless adequately protected from floodwaters in accordance with industry standards.

Fencing – H1

Any new fencing shall be open for the passage of flood waters, with a minimum of 50% open area from the natural ground level up to the the 1% AEP flood level of 4.8m AHD.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction 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.

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

Certification of the Structural Stability of the Building (B2)

A suitably qualified structural engineer is to certify the structural stability of the new development considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level of 5.3m AHD.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Certification of Services (B3)
A suitably qualified electrical engineer or contractor is to certify that all new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the Flood Planning Level of 5.3m AHD.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Certification of finished surface levels (A2)
A registered surveyor is to certify that the finished surface of the courts is no higher than the existing surface as shown on the site survey, Drawing DA1002 (1.10.2020).

Details demonstrating compliance are to be submitted to the Certifying Authority 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.