

Natural Environment Referral Response - Flood

Application Number:	DA2023/1346
Proposed Development:	Use of part of the building as a dwelling house
Date:	22/12/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 13 DP 1275411 , 1180 Barrenjoey Road PALM BEACH NSW 2108

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in 100 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 proposal is for significant alterations to the property. This includes the addition of window, solar panels and the repurposing of a basement into a living area.

The front of property is within the identified Medium Risk Flood Planning Precinct. It has the following flood characteristics:

- 1% AEP Flood Level: 5.89m AHD
- 1% AEP Hydraulic Category: Fringe
- Flood Planning Level (FPL): 6.39m AHD
- Probable Maximum Flood (PMF) Level: 7.42m AHD
- PMF Life Hazard Category: H2

The plans show that the basement floor level is 4.63m AHD, which is well below the Flood Planning Level. Considering the available information, it is the view of council that floodwaters would enter the basement floor during a 1% AEP Flood event. The proponent has not provided a Flood Management Report to demonstrate how the development will comply with the following controls:

A1: Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:

(c) It is sited to minimise exposure to flood hazard.

Major developments and developments likely to have a significant impact on the PMF flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood.

B1: All buildings shall be designed and constructed with flood compatible materials in accordance with “Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas”, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

B2: All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.

B3: 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. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

C1: New floor levels within the development shall be at or above the Flood Planning Level.

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.