

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/0678
<b>Date:</b>	03/09/2020
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 12 DP 16212 , 11 Rickard Road NORTH NARRABEEN NSW 2101

### 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 alterations and additions, including extension of habitable areas and deck to the rear of the dwelling and extension of the carport. Subject to conditions, the proposal is compliant with Council's flood prone land development controls.

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:

##### 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).

##### Building Components and Structural Soundness – C2

The shelter in place are must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood Level of 4.9m AHD. All other new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level of

3.53m 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 3.53m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

#### Flood Emergency Response – E1

- The minimum floor space of the shelter-in-place refuge shall be as outlined in Section B3.13 of the Pittwater 21 Development Control Plan.
- The shelter in place must be designed to be accessible at all times.
- The minimum floor level of the shelter-in-place refuge shall set at or above the Probable Maximum Flood Level.

#### Floor Levels – F1

New floor levels within the development shall be set at or above the Flood Planning Level of 3.53m AHD.

#### Floor Levels – F2

The underfloor area of the new parts of the dwelling below the 1% AEP flood level of 3.03m AHD, is to be designed and constructed to allow clear passage of floodwaters. The underfloor perimeter of the new parts of the dwelling is to have a minimum of 50% open area below the 1% AEP flood level.

#### Car parking – G4

Vehicle barriers or restraints are to be installed to a minimum height of the Flood Planning Level of 3.53m AHD.

Perimeter walls/louvres installed as vehicle barriers or restraints are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level of 3.03m AHD.

#### Car parking – G6

New car port areas are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level of 3.03m AHD.

#### Fencing – H1

New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for passage of flood waters - All new fencing on the property must be design with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.

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.