

Natural Environment Referral Response - Flood

Application Number:	DA2019/1051
To:	Thomas Burns
Land to be developed (Address):	Lot 33 DP 5659 , 42 Surf Road NORTH CURL CURL NSW 2099

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 development is for a new multi level dwelling. The reasons that is recommended for refusal include:

- The lower ground finished floor level is below the Flood Planning Level (FPL) and has doors and windows below the FPL and Probable Maximum Flood (PMF) level. A basement with floor levels below the FPL would only be considered if it is: not habitable; it is not in the 1 in 100 year flood extent; it is tanked to the PMF level; there are no access points or ventilation below the PMF level. This is to ensure the risk to life is appropriately managed, as flooding of basements would cause a significant risk to life. Appropriate management of risk to life from flooding is a Warringah LEP 2013 requirement.
- The car parking area does not comply as a carport and does not comply with flood prone land development controls for an enclosed garage. Carports are defined as a free-standing, un-enclosed roofed structure for the parking or storage of vehicles. They must have an open design with 2 or more sides open and not less than one-third of its perimeter open. Doors with slots are not considered open sides and the design is not considered un-enclosed and open. Also, as per Council's flood Prone Land Design Standard, carports are required to be at or above the existing ground level, which is not the case for the back of the proposed car parking area. In its current form, the proposed car parking area is classed as an enclosed garage. Enclosed garages are required to be built at the 1 in 100 year flood level, which the proposed car parking area is not compliant.
- Developments must not result in any net loss of flood storage. The Flood Management Report documents a loss of flood storage.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.