

Natural Environment Referral Response - Flood

Application Number:	DA2024/1003
Proposed Development:	Demolition works and construction of shop top housing
Date:	16/08/2024
To:	Thomas Burns
Land to be developed (Address):	Lot 8 DP 16212 , 3 Rickard Road NORTH NARRABEEN NSW 2101 Lot 7 DP 16212 , 1 Rickard Road NORTH NARRABEEN NSW 2101 Lot 9 DP 16212 , 5 Rickard Road NORTH NARRABEEN NSW 2101

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

This proposal is for the demolition of existing site structures and the construction of a shop top housing development.

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

Flood Planning Level (including Climate Change): 4.40 mAHD

1% AEP Flood Level: 3.03m AHD

1% AEP Hydraulic Category: Flood Storage

Probable Maximum Flood (PMF) Level: 4.90m AHD

Flood Life Hazard Category: H5

This proposal increases the flood storage available on site due to the installation of the sub floor flood zone, and the opening of 50% of the perimeter walls allows clear flow of floodwaters. All proposed habitable floors are above the FPL. The proposed car park level is at 3.03m AHD, which complies with the requirement to be at or above the 1% AEP flood level.

Subject to the following conditions, the proposal generally complies with Sections B3.11 & B3.12 of the Pittwater DCP and Clauses 5.21 and 5.22 of the Pittwater 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 3.03m 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 4.40m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Probable Maximum Flood level of 4.90m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment (including lift motors), power points, wiring and connections must be located above the Flood Planning Level of 4.40m 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 4.40m AHD.

C3 - The sub floor area below the 1% AEP flood level is to be designed to allow clear passage of floodwaters, as shown on drawing DA 04 / Rev A (22/07/2024).

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.

Fencing

New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area along any straight length, from the natural ground level up to the 1% AEP flood level. Openings shall be a minimum of 75mm x 75mm.

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 the car park is set at or above 3.03m AHD
2. Openings are provided in fencing where required for the free passage of flood waters

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 new development up to the Flood Planning Leve of 4.40m 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 (including lift motors), power points, wiring and connections are located above the Flood Planning Level of 4.40m 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.