

Natural Environment Referral Response - Flood

Application Number:	DA2024/0474
Proposed Development:	Alterations and additions to a dual occupancy including a swimming pool for each dwelling
Date:	20/05/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 26 DP 8698 , 93 Central Road AVALON BEACH NSW 2107

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 proposal seek consent for alterations and additions to an approved an dual occupancy development on the site which has been approved under CDC2023/0243 (MBC4218). The works include the construction of a pool and modification of the rear stairs for both proposed occupancies.

The property is affected by the High, Medium and Low flood risk precincts. Flooding is generally contained to the rear half of the property where a floodway flows across the property towards the east.

Key Flood Planning Information

- Maximum flood planning level - 16.88m AHD
- Maximum 1% AEP flood level - 16.38m AHD
- PMF flood level - 16.97m AHD
- Flood Hazard Category in the PMF - H1 - H5
- 1% AEP Hydraulic Category - Flood Way & Flood Storage

Subject to the following conditions, council is generally satisfied that the proposal is compliant with Section B3.11 of the Pittwater 21 DCP 2021 and Clause 5.21 of the Pittwater LEP 2014

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 16.88m 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 16.88m AHD shall be designed and constructed from flood compatible materials.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 16.88m 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.

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.

Pools

The pool's coping is to be less than 150mm above natural ground level.

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level of m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 16.88m AHD.

Pool fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 16.38m 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.

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

Building Components and Structural Soundness

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of 16.88m 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.