

Natural Environment Referral Response - Flood

Application Number:	DA2024/0419
Proposed Development:	Change of use from detached dual occupancy to a principal dwelling and secondary dwelling, including alterations and additions to a dwelling house and a new swimming pool
Date:	07/05/2024
To:	Michael French
Land to be developed (Address):	Lot 39 DP 13900 , 12 Reid Avenue NORTH CURL CURL NSW 2099

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 is for interior and exterior alterations to the existing dwelling. The works include the addition of a garage, rear extension and swimming pool.

Portions of the front dwelling and driveway are within the Medium Risk Flood Planning Precinct. The property has the following flood characteristics:

- Flood Planning Level (FPL): 19.58m AHD
- 1% AEP Flood Level: 19.08m AHD
- 1% AEP Flood Hydraulic Category: Flood Fringe, Flood Storage & Floodway
- Probable Maximum Flood (PMF) Level: 19.33m AHD
- PMF Life Hazard Category: H1-H4

The garage was proposed as a car port by the proponent. Since the western, southern and northern boundaries are enclosed it has been assessed as a garage (refer to control D3, Section E11 of the Warringah DCP). Providing that the proponent constructs the concrete slab outlined in drawing DA11 of the plans, then the garage is compliant with flood controls.

Subject to the following conditions, the proposal complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah 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

Building components and structural soundness

B1 - All new development, within the Flood Planning area, and below the Flood Planning Level of 19.58m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development, within the Flood Planning area, must be designed to ensure structural integrity up to the Flood Planning Level of 19.58m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 19.58m 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.

Car parking

D5 - The floor level of the proposed garage shall be set at or above the 1% AEP flood level of 19.08m 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.

Pools

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 19.58m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 19.58m 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.