

Natural Environment Referral Response - Flood

Application Number:	DA2019/1051
To:	Maxwell Duncan
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 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 development proposes a new three level dwelling. Subject to conditions, the proposal is deemed to:

- be compatible with the flood hazard of the land, and
- not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- incorporate appropriate measures to manage risk to life from flood, and
- not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- be not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

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

All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood (PMF) level of 5.2m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. All components that prevent floodwaters from entering the lower ground level must be structurally sound to the PMF, this includes windows to the lower ground level, which must be able to resist the hydrostatic pressure loading to the PMF. 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 4.0m 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 – E2

Appropriate access to the shelter in place refuge should be available from all areas of the new development.

Lower ground level (workshop level, excluding carport)

All access, ventilation (including windows that can be opened) and any other potential water entry points, shall be at or above the PMF level of 5.2m AHD.

Car parking – G6

The car port must be completely open in areas where there are no walls marked in the plans. The open areas must not have walls or doors of any sort, including slotted screens.

Fencing – H1

Fencing shall be open for passage of flood waters - All new fencing on the property must be designed with a minimum of 50% open area between the 1% flood level of 3.5m AHD 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.

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

Restriction as to User (flood risk)

A restriction as to user shall be created on the title:

1. Indicating that rooms or areas with floor levels below the Flood Planning Level cannot be made habitable.
2. Prohibiting the installation of any access, ventilation and any other potential water entry points, including doors, below the Probable Maximum Flood Level.

Northern Beaches Council shall be nominated as a party to release, vary or modify such restriction. Details demonstrating compliance are to be submitted to the Principal Certifying Authority 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.