

Natural Environment Referral Response - Flood

Application Number:	DA2023/0792
Proposed Development:	Alterations and additions to a service station and signage
Date:	15/08/2023
To:	Grace Facer
Land to be developed (Address):	Lot 567 DP 813147 , 1509 Pittwater Road NORTH NARRABEEN NSW 2101

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 seeks consent for the installation and operation of an EV charging unit at the existing Ampol service station as well as the installation of solar panels.

The site is affected by the 1% AEP Flood, PMF Flood, High - Medium Flood Risk Precinct, Flood Storage Area and a H5 Flood Life Hazard Category.

Subject to the following conditions, council is satisfied that the proposal is compliant with Section B3.11 and B3.12 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) 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

Building components and structural soundness

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 3.53m 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.