

Natural Environment Referral Response - Flood

Application Number:	DA2019/0140
To:	Rhiannon McLardy
Land to be developed (Address):	Lot 1 DP 243271 , 9 Wakooka Avenue ELANORA HEIGHTS 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 proposed development generally complies with the flood requirements of the LEP and DCP. Flood levels vary over the property, due to its sloping nature. The FPL at the western edge of the proposed granny flat is 57.1m AHD, and the eastern edge of the proposed granny flat is affected by Flood Life Hazard Category H5, which means that the floor level must be above the PMF. The proposed floor level of 57.1m AHD meets the requirements throughout the building.

Referral Body Recommendation

Recommended for approval, subject to conditions

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 Flood Planning Level of 57.1m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. 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 57.1m AHD.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 57.1m AHD unless adequately protected from floodwaters in accordance with industry standards.

Floor Levels – F2

The underfloor area of the eastern half of the dwelling must be elevated on suspended pier/pile footings and remain unenclosed to allow the clear passage of floodwaters, as shown on Drawings A3 30.01 and A3 40.01.

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.