

Natural Environment Referral Response - Flood

Application Number:	DA2022/0016
Date:	27/02/2022
To:	Nick Keeler
Land to be developed (Address):	Lot A DP 359270 , 429 Pittwater Road NORTH MANLY NSW 2100

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 controls in the LEP and DCP. The site currently contains a single storey dwelling, carport and metal sheds. The site is located in a high flood risk precinct and the existing floor level (2.8 m AHD) is below the FPL of 3.7 m AHD. The 1% AEP flood level at the site is 3.2 m AHD.

A rear laundry (less than 10m²) is proposed at RL 2.8 m AHD which is below the 1% AEP flood level. One off additions below the FPL of less than 30m² and no more than 10m² below the 1% AEP flood level is permitted. To compensate for the loss of flood storage below the 1% AEP event a landscaped area of approximately 43.6 m² at the rear of the site is proposed to be cut by 150 mm to provide the 6.54 m³ of flood storage.

An in ground pool (RL 2.30 m AHD) and double carport (RL 2.35 m AHD) is also proposed.

There is currently no safe evacuation route either away from site or shelter in place in the event of flood emergency however the proposed works do not add to the habitable space and Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control.

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:

Flood Effects Caused by Development – A2

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 3.2 m AHD.

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 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 – B2

All new development must be designed to ensure structural integrity up to the Flood Planning Level (3.7 m AHD), taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

Building Components and Structural Soundness – B3

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. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Car parking – D3

Car ports are to be designed to allow flood waters to pass through and are to have a minimum of 50% of the perimeter open.

Car parking – D4

Vehicle barriers or restraints are to be installed so as to prevent vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event.

Perimeter walls/louvres installed as vehicle barriers or restraints are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area from the natural ground level up to the 1% AEP flood level.

Fencing – F1

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 from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75mm x 75mm.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

Recommendations

The development must comply with the recommendations outlined in the Flood Management

Report prepared by Horizon dated 8 June, 2021.

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.