

Natural Environment Referral Response - Flood

Application Number:	REV2020/0025
Date:	11/09/2020
To:	Rhiannon McLardy
Land to be developed (Address):	Lot 2 DP 17397 , 19 Cooleena Road 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 Ingleside, Elanora and Warriewood Overland Flow Study identifies that the subject site is subject to flood risk. The flood level points outlined in the Flood Risk Management Report prepared by E2 Civil and Structural Design Pty Ltd identify that the peak 1% flood level at the front of the property exceeds the existing ground floor level by approximately 200mm. However, the proposed addition complies with the requirements of Condition F4 of Clause B3.11 of the Pittwater DCP 2014. This permits a one-off addition below the Flood Planning Level of up to 30 square metres if it is an extension to an existing room. As a result the application is recommended for approval subject to conditions.

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 Flood Planning Level of 51.12m 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 51.12m AHD.

Storage of Goods – D1

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

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.