

## Natural Environment Referral Response - Flood

Application Number:	DA2021/0188
Date:	05/05/2021
To:	Ashley Warnest
Land to be developed (Address):	Lot 237 DP 27013 , 203 Powderworks 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 proposed development generally complies with the flood requirements of Section B3.11 of the Pittwater DCP, provided that the garage is located entirely outside of the 1% AEP flood extent, as shown on Map B of Council's Flood Information Report.

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. In order to meet this condition, the proposed garage is to be entirely located outside of the 1% AEP flood extent as shown on Map B of Council's Flood Information Report.

##### Building Components and Structural Soundness – B1

The proposed garage shall be designed and constructed as a flood compatible building in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006), up to the Flood Planning

Level (refer to Council's Flood Information Report).

**Building Components and Structural Soundness – B2**

All new development must be designed to ensure structural integrity up to the Flood Planning Level, or 0.5m above natural ground level within the Medium Flood Risk Precinct (refer to Council's Flood Information Report), 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, or 0.5m above natural ground level.

**Car parking – D5**

The floor level of the proposed garage shall be set at or above the 1% AEP flood level. This condition can be met by ensuring that all proposed works are outside the 1% AEP flood extent as shown on Map B of Council's Flood Information Report.

**Fencing – F1**

Any new fencing within the 1% AEP extent as shown on Map B of Council's Flood Information Report 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, or 0.5m above natural ground 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 (within 0.5m of natural ground level in the vicinity of the proposed garage), 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.

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

**Certification of the Structural Stability of the Building (B2)**

A suitably qualified structural engineer is to certify the structural stability of the proposed garage considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level (or 0.5m above natural ground level).

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Flood Management****Storage of Goods (G1)**

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level (within 0.5m of natural ground level in the vicinity of the proposed garage), unless adequately protected from floodwaters in accordance with industry standards.

**Flood Effects Caused by Development (A2)**

There shall be no filling of the land within the 1% AEP flood extent, or obstruction of flow paths through the property. This includes the blocking of areas required by DA consent to be left open.

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.