

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2019/1516
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 142 DP 11936 , 25 Worrobil Street NORTH BALGOWLAH NSW 2093

### 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 is for an above-ground swimming pool at the rear of the dwelling partially located within the 1% AEP extent. However, the application does not comply with the following requirements:

- Warringah Local Environmental Plan Clause 6.3 3(b)
  - *is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties*

The development will result in a reduction in flood storage and will impede the overbank flows. Council cannot be satisfied that this will not result in detrimental increases in the potential flood affectation of other development or properties.

- Warringah Development Control Plan Part E11
  - *A1 The development has been designed and can be constructed so that in a 1% AEP flood event (a) There is no net loss of flood storage/floodway; (b) There are no adverse changes in flood levels and velocities caused by alterations to the flood conveyance; and (c) There are no adverse effects on surrounding properties*
  - *A3 The applicant shall include in their submission, calculations to illustrate that any fill or other structures that reduce the total flood storage are replaced by Compensatory Works.*
  - *I1 Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site.*

The pool is located above ground with the coping not flush natural ground level, therefore resulting in a reduction in flood storage on the site. Based upon the above the application is recommended for

refusal.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Natural Environment Conditions:**

Nil.