

Natural Environment Referral Response - Flood

Application Number:	DA2022/1480
Date:	10/11/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot C DP 20399 , 1466 Pittwater Road NORTH NARRABEEN 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 DA generally complies with the flood controls in the LEP and DCP. The proposed works are outside the Flood Planning Area. A new first floor is proposed (RL 7.98m AHD) above the PMF level (4.87 m AHD).

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 – B2

The shelter in place must be designed to ensure structural integrity up to the Probable Maximum Flood (4.87 m AHD), taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

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.