

Natural Environment Referral Response - Flood

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| Application Number: | DA2019/1005 |
| To: | Ashley Warnest |
| Land to be developed (Address): | Lot C DP 359270 , 425 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 property is affected by the Medium and High Flood Risk Precincts, with the following flood levels:
1% AEP flood level: 3.18m AHD
Flood Planning Level: 3.68m AHD

Control H1 of Part E11 of the DCP states that "Fencing, including pool fencing, shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. Appropriate fencing must comply with the Flood Prone Land Design Standard in addition to other regulatory requirements of pool fencing".

The Flood Prone Land Design Standard states that "Fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for passage of flood waters - All new fencing on the property must be flood compatible with 50-75% of the fence being of an open design between the natural ground level and the Flood Planning Level. Only 25- 50% of the perimeter fence would be permitted to be solid. Openings should permit a 75 mm sphere to pass through, and should not impede the flow of water".

The gaps at the bottom of the fence, as shown on Sht-102 (19/8/19) of the drawings, do not meet this requirement, and are considered to be insufficient to allow the passage of flood waters such that available flood storage on the property is maintained and flood affectation on surrounding land is not increased. However, given the proximity of Pittwater Rd, the proposed fence is acceptable provided that the gate on Riverview Parade is at least 75% open up to the Flood Planning Level. One way this could potentially be achieved is by making the gate with vertical bars, as commonly used in pool fencing.

Referral Body Recommendation

Recommended for approval, subject to conditions

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 – C2

All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 3.68m 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.

Fencing – H1

The fence shall be open to allow the passage of flood waters. The 1200mm x 150mm gaps at the bottom of the fence are to be included as per Drawing Sht-102 (19/8/19). Also, the gate is to be at least 75% open from natural ground level up to the Flood Planning Level of 3.68m AHD.

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.