

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2023/0034
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1530 (REV2020/0025) for alterations and additions to a dwelling house
<b>Date:</b>	09/02/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	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 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 – B1

All new development below the Flood Planning Level of 51.12m AHD 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 – B2

All new development must be designed 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.

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 of 51.12m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 51.12m AHD unless adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Certifier 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.