

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0555
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	17/06/2024
<b>To:</b>	Lachlan Rose
<b>Land to be developed (Address):</b>	Lot 3 DP 226412 , 23 Bennett Street CURL CURL NSW 2096

### 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 proposal seeks consent for alterations and additions to the existing single storey residential structure. The works involve the construction of a new garage extension and alterations to the existing ground floor and first floor layout.

The site is identified as being within the low and medium flood risk precinct and is flood affected in the 1% AEP and PMF flood events. In the 1% AEP flood event, shallow overland flood waters (Depth < 300mm) are expected to flow primarily along the eastern boundary of the property. The maximum Flood Planning Level for the site is 5.55m AHD (Note, a 300mm freeboards considered acceptable due to the Velocity X Depth product being less than 0.3).

Subject to the following conditions, councils flood referral team is generally satisfied that the proposal is compliant with Section E11 - Flood Prone Land from the Warringah DCP 2011 and Clause 5.21 of the Warringah LEP 2011.

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

### Building components and structural soundness

B1 - All new development below the Flood Planning Level of 5.55m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 5.55m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 5.55m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier 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.

### **Fencing**

New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area along any straight length, from the natural ground level up to the 1% AEP flood level. Openings shall be a minimum of 75mm x 75mm.

Details demonstrating compliance are to be submitted to the Principal Certifier 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.