

Natural Environment Referral Response - Flood

Application Number:	DA2021/2140
Date:	27/11/2021
To:	Nick England
Land to be developed (Address):	Lot 7 DP 17768 , 95 Wimbledon Avenue 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 property lies entirely within the High Flood Risk Precinct, with a 1% AEP flood level of 3.05m AHD and depths in a 1% AEP flood event of up to 2.34m.

The proposal is for an inground pool with a glass pool fence.

The Flood Management Report by Akuna Engineering indicates in Table 1 that the fencing complies with Control F1 in the DCP, but later on just says that compliance is "achievable". A glass pool fence on every side does not comply with Control F1, which is that "Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm".

The fence needs to be modified to be compliant, and the plans need to be updated. Details of how the fence complies need to be provided, including details of the openings which will allow floodwaters to flow through.

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.