

Natural Environment Referral Response - Flood

Application Number:	DA2021/0028
Date:	03/02/2021
To:	Kye Miles
Land to be developed (Address):	Lot 8 DP 25959 , 14 Lalchere 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 Statement of Environmental Effects states in Table 2 for Development Compliance that for E11, "the finished pool level has been designed to be above Council's required flood levels, including freeboard", and for 6.3, "the pool level has been raised to meet the finished floor level of the proposed dwelling". However this is not what is required in the DCP, and the proposed pool is non-compliant.

Control I1 of Clause E11 of the Warringah DCP requires that "Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site. All electrical equipment associated with the pool (including pool pumps) is to be water proofed and/or located at or above the Flood Planning Level. All chemicals associated with the pool are to be stored at or above the Flood Planning Level". (The clause was updated on 18.01.21, and this is now Control H1).

In the location of the proposed pool, the ground level is below the 1% AEP flood level of 3.66m AHD, and the pool rises up out of the ground which would reduce the available flood storage. No Flood Management Report was submitted with the DA.

The design of the pool needs to be changed and the plans need to be amended to demonstrate compliance with the DCP. If compensatory measures are able to be provided elsewhere on the property such that overall flood storage is not reduced, then calculations and justification for this need to be provided in a Flood Management Report, prepared by a suitably qualified professional engineer.

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.