

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0574
Proposed Development:	Modification of Development Consent DA2021/0311 granted by the Land and Environment Court for Demolition works and construction of a Boarding House.
Date:	26/10/2023
To:	Phil Lane
Land to be developed (Address):	Lot 7 DP 36192 , 2 The Circle NARRAWEENA NSW 2099

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

From the Dee Why South Catchment Flood Study, the north-western corner of the property is affected by the 1% AEP flood event, and there is some overland flow through the property (<0.15m depth in the 1% AEP event) from the sag in The Circle roadway.

A freeboard of 0.3m is permitted due to depths being less than 0.3m as well as VD products being less than 0.3m²/s.

The Flood Planning Level, from the rear of the property, is 64.45m AHD.

Floor levels are above the Flood Planning Level, and available flood storage has not been reduced below the 1% AEP flood level.

The proposed development and further modification generally complies with Council's flood related development controls.

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 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, 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, 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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Flood Management

Flood Effects Caused by Development (A2)

There shall be no filling of the land below the 1% AEP flood level, blocking of areas required by DA consent to be left open, or any other obstruction of flow paths through the property.

Storage of Goods (G1)

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

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.