

Natural Environment Referral Response - Flood

Application Number:	Mod2021/0452
Date:	16/07/2021
To:	Ashley Warnest
Land to be developed (Address):	Lot 237 DP 27013 , 203 Powderworks 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 proposed development is located outside of the 1% AEP extent, however the proposed garage is partially affected by the Medium Flood Risk Precinct.

A Flood Management Report has now been submitted, prepared by NiTmA Consulting (May, 2021). Figure 2 of this report may be referred to for 1% AEP levels and Flood Planning Levels, which vary with the slope of the land.

The proposed development generally complies with the flood requirements of the DCP and LEP.

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:

Flood Effects Caused by Development – A2

There is to be no filling of the land or any other impact on the 1% AEP flow path, as shown on Figure 2 of the Flood Management Report (NiTmA Consulting, May 2021). In particular, it must be ensured that there is no blockage of the flow path which covers most of the area between the proposed garage and the eastern boundary.

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 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 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 associated with the proposed garage must be waterproofed and/or located above the Flood Planning Level.

Car parking – D5

The floor level of the proposed garage shall be set at or above 94.92m AHD.

Storage of Goods – G1

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

Details demonstrating compliance are to be submitted to the Certifying Authority 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.