

Natural Environment Referral Response - Flood

Application Number:	DA2024/1010
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	06/11/2024
To:	Simon Ferguson Tuor
Land to be developed (Address):	Lot 1 DP 20233 , 75 Victor Road DEE WHY 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

This proposal is for construction of an extension to an existing dwelling on site. The extension involves construction of a garage, change of use of existing garage to a habitable area, and construction of a secondary dwelling on site. This proposal has been assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP.

The proposed development can be split into two sections, the western works, comprising the alterations and extensions to the western side of the existing property, and the northern works, comprising the garage conversion and new garage.

The western section of the proposed development is within the Low Flood Risk Precinct and generally complies with the DCP.

The northern section of proposed changes borders the High Flood Risk Precinct, and is within the Medium and Low Flood Risk Precincts. There is Floodway and Flood Storage directly adjacent to the northern boundary of the proposed development. The 1% AEP and FPL differ through the site.

The relevant flood characteristics are as follows:

1% AEP flood level (for proposed garage site): 57.06m AHD

Flood Planning Level (for northern habitable area): 57.51m AHD

Flood Life Hazard Category: H5

The floor level of the proposed garage is 57.3m AHD and above the required 1% AEP of 57.06m AHD. The floor levels in the proposed habitable area are above the FPL of 57.51m AHD.

Subject to the following conditions, the proposal generally complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah 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**

Flood effects caused by development

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of that location.

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.

Building components and structural soundness

B1 - All new development below the Flood Planning Level of 57.51m 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 57.51m 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 57.51m 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.

Floor levels

C1 - New floor levels within the development shall be set at or above the Flood Planning Level of 57.51m AHD.

C3 - The underfloor area of the dwelling below the 1% AEP flood level is to be designed to allow clear passage of floodwaters. At least 50% of the perimeter of the underfloor area must be of an open design from the natural ground level up to the 1% AEP flood level.

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.

Car parking

D5 - The floor level of the proposed garage shall be set at or above the 1% AEP flood level of 57.06m AHD.

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.