

Natural Environment Referral Response - Flood

Application Number:	DA2022/1897
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/12/2022
To:	Stephanie Gelder
Land to be developed (Address):	Lot 48 DP 216544 , 19 Tarra Crescent 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

The property is almost entirely within the medium flood risk precinct.
The proposed development includes a new deck and a new carport.
The proposed development generally complies with the flood requirements in 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

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 reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of 3.81m AHD.

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 4.31 m AHD shall be designed and constructed from flood compatible materials in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Floor Levels – C3

The underfloor area of the deck below the 1% AEP flood level is to be designed to allow clear passage of floodwaters.

Car parking – D3

The car port is to be designed to allow flood waters to pass through and is to have a minimum of 50% of the perimeter open.

Fencing – F1

Any new fencing within the 1% AEP extent (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 from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75mm x 75mm.

Details demonstrating compliance are to be submitted to the Certifier 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.

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

Flood Management

Storage of Goods (G1)

Hazardous or potentially polluting materials such as pool chemicals shall not be stored below the Flood Planning Level of 4.31 m AHD unless adequately protected from floodwaters in accordance with industry standards.

Flood Effects Caused by Development (A2)

There shall be no filling of the land below the 1% AEP flood level of 3.81 m AHD, or obstruction of flow paths through the property. This includes the blocking of areas required by DA consent to be left open.

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.