

Natural Environment Referral Response - Flood

Application Number:	DA2022/1719
Proposed Development:	Alterations and additions to a dwelling house including secondary dwelling
Date:	11/04/2023
To:	Megan Surtees
Land to be developed (Address):	Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF 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

Flood Referral Response - 11th April 2023

The development generally complies with the flood related controls in the Manly DCP and LEP.

- The proposed secondary dwelling garage floor level has been raised to 3.13m AHD and is located at the 1% AEP flood level.
- The proposed floor level of the secondary and main dwelling are above the FPL and PMF level
- The recommendations outlined in section 2.1 of the 'Flood Risk Report' prepared by Approved Consulting Engineers are to implemented to ensure there is no reduction in flood storage.
- The proposed 1.2m high boundary fence on the southern boundary is to comply with prescriptive control F1.

Flood Referral Response - 25th January 2023 (superseded)

The proposed development includes alterations and additions to an existing dwelling and construction of a new detached secondary dwelling with a ground floor garage adjacent to the southern property boundary.

The southern edge of the property is affected by the Medium Risk Flood Precinct, a 1% AEP Flood Level of 3.13m AHD and a H4 Flood Life Hazard.

The development is not supported due to the following reasons:

- The proposed secondary dwelling garage floor level of 2.54m AHD is located below the 1% AEP flood level of 3.13m AHD. Refer related prescriptive control D5 from Section E11 of the Warringah DCP.
- The proposed new 1.8m boundary fence on the southern boundary does not comply with the prescriptive control F1 from section E11 of the Warringah DCP.

The development does not meet the requirements outlined in the Pittwater LEP 2014 clause 5.21 (2) Flood Planning. The development is deemed:

- Not to be compatible with the flood function and behaviour on the land.
- Have potential to adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties.
- To not incorporate appropriate measures to manage risk to life in the event of a flood.

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:

A: 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 3.13m AHD.

B: Building Components and Structural Soundness

B1 - All new development below the Flood Planning Level of 3.63m 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 3.63 m 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 3.63 m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

C: Floor Levels

C1 - New floor levels within the development shall be set at or above the Flood Planning Level of 3.63 m AHD.

C3 - The underfloor area of the dwelling below the 1% AEP flood level of 3.13m AHD 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.

D: Car parking

D5 - The floor level of the proposed garage shall be set at or above the 1% AEP flood level of 3.13 m AHD.

E: Flood Emergency Response

E1 - The shelter-in-place refuge for the main and secondary dwelling must:

- a) Have a floor level at or above the Probable Maximum Flood level of 5.64 m AHD; and

- b) Have a floor space that provides at least 1m² per person; and
- c) Be intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on electrical means.

F: Fencing

F1 - 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 of 3.13m AHD. Openings shall be a minimum of 75mm x 75mm.

G1 - Storage of Goods

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.63 m AHD unless adequately protected from floodwaters in accordance with industry standards.

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Works as Executed

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels for ground floor, shelter in place refuge and garage are set at or above the required level
2. There has been no filling on the land other than what has been approved
3. Openings are provided under floor areas where required for the free passage of flood waters
4. Openings are provided in fencing where required for the free passage of flood waters

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation 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

A2 - There shall be no filling of the land below the 1% AEP flood level of 3.13 m AHD, blocking of areas required by DA consent to be left open, or any other obstruction of flow paths through the property.

G1 - Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.63 m AHD unless adequately protected from floodwaters in accordance with industry standards.

E1 - Appropriate access to the shelter in place refuge is to be maintained at all times from all areas

within the development and it must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit.

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.