

Natural Environment Referral Response - Flood

Application Number:	DA2021/2260
Date:	11/12/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 27 DP 6544 , 11 Oak Street NORTH NARRABEEN 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 proposal includes the demolition of a two storey house and five outbuildings, then the construction of a new two storey house and a pool.

The property lies just inside the extent of the Flood Planning Area, and is partially affected by the 1% AEP flood level which is 3.03m AHD.

Flooding is categorised as flood fringe, with a Flood Life Hazard Category mainly H4, but some H5 near the eastern boundary.

The ground floor level is 3.53m AHD which is at the Flood Planning Level, and the first floor level is 6.53m AHD which is above the PMF level of 4.86m AHD.

The Flood Management Report has addressed the old DCP Flood Clause which was superseded on 21.01.2021.

However the proposed development still 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:

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 3.53m AHD shall be constructed from flood compatible materials.

Building Components and Structural Soundness – B2

All new development must be designed to ensure structural integrity up to the Probable Maximum Flood level of 4.86m AHD, 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 must be waterproofed and/or located above the Flood Planning Level of 3.53m AHD

Floor Levels – C1

New floor levels within the development shall be set at or above the Flood Planning Level of 3.53m AHD.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials (such as pool chemicals) shall not be located below the Flood Planning Level of 3.53m AHD 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.

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

Certification of the Structural Stability of the Building (B2)

A suitably qualified structural engineer is to certify the structural stability of the new development considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact of the Probable Maximum Flood up to the level of 4.86m AHD.

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

Certification of Services (B3)

A suitably qualified electrical engineer or contractor is to certify that all new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the Flood Planning Level of 3.53m AHD or are protected from water egress or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Certifying Authority 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

Storage of Goods (G1)

Hazardous or potentially polluting materials (such as pool chemicals) shall not be stored below the Flood Planning Level of 3.53m AHD 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.