

Natural Environment Referral Response - Flood

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| Application Number: | DA2021/1338 |
| Date: | 17/08/2021 |
| To: | Gareth David |
| Land to be developed (Address): | Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104 |

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 stormwater harvesting and irrigation system at Bayview Golf Course is located largely below ground and is not expected to have any impact on the flood regime for the site. The scheme is located completely within flood prone land so conditions are included to ensure it does not include filling of the land and that electrical components are appropriately waterproofed.

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 1.92m AHD.

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 2.42m AHD.

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.