

Natural Environment Referral Response - Flood

Application Number:	DA2019/0688
To:	Penny Wood
Land to be developed (Address):	Lot 8 DP 238742 , 13 Minkara 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 shed is outside of the flood affected part of the land.

The car port is affected by the 1% AEP flood event.

The proposed development generally complies with the flood requirements of the DCP and LEP.

Referral Body Recommendation

Recommended for approval, subject to conditions

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:

Storage of Goods – D1

Any storage of hazardous or potentially polluting materials in the car port area shall be stored above the Flood Planning Level, ie at least 0.5m above ground level, unless adequately protected from floodwaters in accordance with industry standards.

Car parking – G6

The proposed car port is to be designed and constructed so as to allow flood waters to pass through and is to have a minimum of 50% open area below the 1% flood level, ie up to 0.2m above natural ground level.

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.