

## Natural Environment Referral Response - Flood

Application Number:	DA2021/0028
Date:	10/03/2021
To:	Kye Miles
Land to be developed (Address):	Lot 8 DP 25959 , 14 Lalchere Street CURL CURL 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

A Flood Management Report has now been submitted, prepared by Taylor Consulting.  
The proposed development generally complies with the flood requirements of the DCP and LEP.  
The area excavated for compensatory flood storage is not to be filled at any time in the future.

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

The back yard is to be excavated for flood compensation as per Landscape Plan FG120835/006 Rev B.  
This involves reducing the finished surface level by 100mm over an area of 40m<sup>2</sup>, from (on average) 4.53m AHD to 4.43m AHD.

The ground levels are to slope towards John Fisher Park such that flood waters can drain from the property.

##### Pools – H1

All electrical equipment and connections associated with the pool (including pool pumps) are to be waterproofed and/or located at or above the Flood Planning Level of 4.16m 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.

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

### **Flood Management**

#### Flood Effects Caused by Development - A2

There shall be no filling of the land below the 1% AEP flood level of 3.66m AHD, or obstruction of flow paths through the property.

#### Pools - H1

Pool chemicals shall not be stored below the Flood Planning Level of 4.16m 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.