northern
beaches
council

Natural Environment Referral Response - Flood

Application Number:	DA2019/0990

To:	Kevin Short
Land to be developed (Address):	Lot 78 DP 232295 , 15 Birrong Avenue BELROSE NSW 2085

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 development generally complies with the flood requirements of the DCP and LEP.
The property is affected by the Medium Flood Risk Precinct, but is entirely outside of the 1% AEP flood extent.
No flood related objection.

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:

Building Components and Structural Soundness – C3
>   All new electrical equipment, power points, wiring or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level, in this case at least 0.2m above ground level.

Storage of Goods – D1
>   Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level, in this case at least 0.2m above ground level, 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.