

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/2100
<b>Proposed Development:</b>	Construction of a swimming pool
<b>Date:</b>	01/02/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 2 DP 965218 , 20 Jackson Street BALGOWLAH NSW 2093

### 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 development proposes to replace the existing deck with a new composite deck and construct a swimming pool at the rear of the property.

The proposal is compliant with Council's Flood Development Controls.

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:

#### POOLS – 11

Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site.

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or

located at or above the Flood Planning Level of 21.66m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level.

Details demonstrating compliance are to be submitted to the Certifier 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.