

Natural Environment Referral Response - Flood

Application Number:	DA2021/1449
Date:	25/08/2021
To:	Stephanie Gelder
Land to be developed (Address):	Lot 331 DP 16719 , 6 Lido Avenue NORTH NARRABEEN NSW 2101

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 property is in the High Flood Risk Precinct, with a 1% AEP flood level of 3.03m AHD, and a maximum depth during a 1% AEP event of approx 1.2m.

The proposed pool development generally complies with the flood requirements in the DCP and LEP, although the plans do not indicate that the proposed fencing is to be at least 50% open from the natural ground level up to the 1% AEP level of 3.03m AHD. This requirement is conditioned.

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 3.03mAHD.

Fencing – F1

Any new fencing (including pool fencing and boundary fencing) shall be open to allow for the unimpeded movement of flood waters. It must have a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 3.03m AHD. Openings should be a minimum of 75mm x

75mm.

Pools – H1

The pool's coping is to be flush with natural ground level.

All electrical equipment associated with the pool (including pool pumps), wiring and connections are to be waterproofed and/or located at or above the Flood Planning Level of 3.53m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 3.53m 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification of Services (B3)

A suitably qualified electrical engineer or contractor is to certify that all new electrical equipment, wiring, and connections are located at or above the Flood Planning Level of 3.53m AHD or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval.

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

Pools (H1)

Chemicals associated with the pool shall not be stored below the Flood Planning Level of 3.53m 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.