

## Natural Environment Referral Response - Flood

Application Number:	DA2020/0412
Date:	02/06/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot A DP 348894 , 1 Ross Street NEWPORT NSW 2106

### 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 proposal is for a second storey addition, minor alterations and additions to the ground floor and a new carport. Whilst the majority of the development is considered compliant, there is the addition of a laundry on the ground floor below the Flood Planning Level. Whilst Council would not normally approve this as the site is located within the high flood risk precinct, the application also proposes to reduce the footprint at the front of the dwelling. On merit there is likely to be no increase in the size of the building footprint below the Flood Planning Level, and the proposed laundry is located above the 1% AEP flood level. The risk can be effectively managed through conditions.

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 Storage - A1

The Flood Management Report must be updated to demonstrate that there is no net loss of flood storage as a result of the proposed development.

##### Building Components and Structural Soundness – C1

All new development shall be designed and constructed as flood compatible buildings in

accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

#### Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood of 6.15m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

#### Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 4.66m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

#### Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

#### Flood Emergency Response – E1

- The minimum floor space of the shelter-in-place refuge shall be as outlined in Section B3.13 of the Pittwater 21 Development Control Plan.
- The shelter-in-place refuge shall remain accessible at all times.
- The minimum floor level of the shelter-in-place refuge shall set at or above the Probable Maximum Flood Level.

#### Car parking – G4

Vehicle barriers or restraints are to be installed to a minimum height of the Flood Planning Level of 4.66m AHD.

Perimeter walls/louvres installed as vehicle barriers or restraints are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level.

#### Car parking – G6

Car ports are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood 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.