

Natural Environment Referral Response - Flood

Application Number:	DA2019/0743
To:	Lashta Haidari
Land to be developed (Address):	Lot 4 DP 30928 , 38 Orchard Road BROOKVALE NSW 2100

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 alterations, additions and change of use generally comply with the flood requirements of the DCP and LEP.

The proposed works are outside of the 1% AEP extent, but within the Medium Flood Risk Precinct with the Flood Planning Level generally 0.2-0.3m above natural ground level.

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, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located at least 0.3m above natural ground level. All existing electrical equipment and power points located below this level must have residual current devices installed to cut electricity supply during flood events.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level (which can be taken as 0.3m 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.