

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/0548
<b>Date:</b>	04/06/2020
<b>To:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 17 DP 6195 , 26 Grandview Parade MONA VALE NSW 2103

### 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 is for an in-ground swimming pool and associated earthworks. Subject to conditions, the development is compliant with Council's flood prone land 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:

#### 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 relevant Flood Planning Level. 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 relevant Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

Fencing – H1

Pool Fencing shall be open for passage of flood waters. It must be design with a minimum of 50% open area between the relevant 1% flood level and natural ground level, to allow flood waters to pass through.

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.