

## Natural Environment Referral Response - Flood

Application Number:	DA2021/1010
Date:	05/08/2021
To:	Gareth David
Land to be developed (Address):	Lot 4 DP 331934 , 23 King 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 proposed development generally complies with the flood requirements of the DCP and LEP.

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 – B1

The new car port shall be designed and constructed with flood compatible materials.

##### Building Components and Structural Soundness – B2

The new car port shall be designed to ensure structural integrity up to the Flood Planning Level of 14.1m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

##### Building Components and Structural Soundness – B3

For the new car port, all new electrical equipment, power points and wiring must be waterproofed and/or located above the Flood Planning Level of 14.1m AHD.

##### Floor Levels – C3

The underfloor area of the new deck (attached to the house) is to be designed to allow clear passage of floodwaters from the natural ground level up to the 1% AEP flood level. This level varies with the slope of the land, but may be taken as 0.3m above natural ground level. At least 50% of the perimeter under the new decking area must be of an open design for the lowest 0.3m.

#### Car parking – D3

The car port is to be designed to allow flood waters to pass through and is to have a minimum of 50% of the perimeter open from the natural ground level up to the 1% AEP flood level of 13.6m AHD

#### Car parking – D4

Vehicle barriers or restraints are to be installed along the southern boundary of the car port or along the fence so as to prevent vehicles leaving the site in the 1% AEP flood event.

They are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area from the natural ground level up to the 1% AEP flood level.

#### Fencing – F1

Any new fencing within the 1% AEP flood extent shall be open to allow for the unimpeded movement of flood waters, with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75mm x 75mm.

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 the Structural Stability of the Building (B2)**

A suitably qualified structural engineer is to certify the structural stability of the new car port considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level of 14.1m AHD.

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.

#### **Certification of Services (B3)**

A suitably qualified electrical engineer or contractor is to certify that for the car port, any electrical equipment, power points or wiring are located above or waterproofed to the Flood Planning Level of 14.1m AHD.

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**

#### Storage of Goods (G1)

Hazardous or potentially polluting materials shall not be stored in the car port below the Flood Planning Level of 14.1m AHD.

#### Flood Effects Caused by Development (A2)

There shall be no filling of the land below the 1% AEP flood level, or obstruction of flow paths through the property. This includes the blocking of areas required by DA consent to be left open.

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.