

Natural Environment Referral Response - Flood

Application Number:	DA2020/1063
Date:	30/10/2020
To:	Phil Lane
Land to be developed (Address):	Lot 2 DP 225041 , 2 / 0 Bennett Street CURL CURL NSW 2096 Lot 2 DP 513842 , 2 / 0 Bennett Street CURL CURL NSW 2096 Lot 2 DP 533226 , 2 / 0 Bennett Street CURL CURL NSW 2096 Lot 17 DP 240232 , 2 / 0 Bennett Street CURL CURL NSW 2096

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 lightpoles are not anticipated to increase flood risk. However, the electricals associated with the lightpoles will need to be located above or waterproofed up to the relevant Flood Planning Level.

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 – 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 Flood Planning Level, 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.

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.