

Natural Environment Referral Response - Flood

Application Number:	DA2021/1104
Date:	12/10/2021
To:	Phil Lane
Land to be developed (Address):	Lot 26 DP 228119 , 283 Hudson Parade CLAREVILLE NSW 2107

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 property has a high hazard floodway along the "southern" boundary (running from the south-east corner to the north-west corner).

The 1% AEP flood level varies along the southern side of the dwelling, due to the slope of the land. The updated Flood Management Report by Donovan Associates (27.09.2021) shows a profile of the 1% AEP flood level along the southern boundary, which may be used for determining the level at various locations. The Flood Planning Level is 0.5m above the 1% AEP flood level.

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

All new development below the Flood Planning Level shall be constructed with flood compatible materials, as per page 26 of the Flood Management Report (Donovan, 27.09.21).

Building Components and Structural Soundness – B2

All new development must be designed 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.

Building Components and Structural Soundness – B3

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. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Floor Levels – C1

New floor levels within the development shall be set at or above the levels shown on Drawing Sheet A09 (3.05.21).

Storage of Goods – G1

Hazardous or potentially polluting materials shall not be stored within the existing car port below the Flood Planning Level of 47.20m AHD, unless adequately protected from Floodwaters in accordance with industry standards. From Drawing Sheet A11, the carport slab level is 46.20m AHD.

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 development considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level.

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 within the existing car port below the Flood Planning Level of 47.20m AHD, unless adequately protected from Floodwaters in accordance with industry standards. From Drawing Sheet A11, the carport slab level is 46.20m AHD.

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.

