

## Natural Environment Referral Response - Flood

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|----------------------------------------|------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2021/2140                                                      |
| <b>Date:</b>                           | 05/01/2022                                                       |
| <b>To:</b>                             | Nick England                                                     |
| <b>Land to be developed (Address):</b> | Lot 7 DP 17768 , 95 Wimbledon Avenue NORTH<br>NARRABEEN NSW 2101 |

### 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 lies entirely within the High Flood Risk Precinct, with a 1% AEP flood level of 3.05m AHD and depths in a 1% AEP flood event of up to 2.34m.

The proposed pool and fence generally comply with the flood requirements of the DCP.

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:

#### Flood Effects Caused by Development – A2

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of 3.05m AHD. The volume of the pool does not count as compensatory volume.

#### Fencing – F1

The pool fencing is to be at least 50% open from the natural ground level up to the 1% AEP flood level. This can be achieved with the aluminium fencing shown in the plans.

#### Pools – H1

The pool's coping is to be flush with natural ground level.

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level of 3.55m AHD

All chemicals associated with the pool are to be stored at or above the Flood Planning 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.