

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0671
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	15/07/2024
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 2 DP 237284 , 4 Wiruna Crescent 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 proposal is for the construction of an above ground swimming pool, cabana and associated decking.

The property and proposed development site is within the Medium Risk Flood Planning Precinct. It has the following flood characteristics:

- Flood Planning Level: 12.36m AHD
- 1% AEP Flood Level: 11.86m AHD
- Probable Maximum Flood (PMF) Level: 12.56m AHD
- PMF Life Hazard Category: H1 - H5

Subject to the following conditions, the proposal complies with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater 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

### **Flood effects caused by development**

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.

Details demonstrating compliance are to be submitted to the Principal Certifier 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.

### **Pools**

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 12.36m AHD.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level of 12.36m AHD.

Pool fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 11.86m AHD.

Details demonstrating compliance are to be submitted to the Principal Certifier 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.