

Natural Environment Referral Response - Flood

Application Number:	DA2021/0037
Date:	03/02/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 19 DP 17229 , 94 Queens Parade East 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 comprises a new carport to replace the existing undersized carport, widening of the driveway and a new front picket fence.

The Newport Flood Study (2019) identified the location of the carport to be partially affected by the Medium Flood Risk Precinct and the 1% AEP flood event, with a varying flood level but as detailed in the Flood Management Report by Pittwater Data Services (14.12.20). The Flood Planning Level of 17.24m AHD has been taken from Point 11 of the Flood Information Report, in App C of the Flood Management Report. The front picket fence is identified as being partially affected by the Low Flood Risk Precinct.

The proposed development generally complies with the flood requirements of Section B3.11 of the Pittwater DCP and Clause 7.3 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

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 with flood compatible materials in accordance with Red Building to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean I

Steering Committee (2006).

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the F 17.24m AHD, taking into account the forces of floodwater, wave action, flowing water with debris. 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 services must be waterproofed and/or located above the Flood Planning Level of 17.24m AHD. All existing power points located below the Flood Planning Level must have residual current devices installed during flood events.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level and be adequately protected from floodwaters in accordance with industry standards.

Car parking – G6

Car ports are to be designed to allow flood waters to pass through and are to have a minimum of 1% AEP flood level of 16.74m 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.