

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/0246
<b>Date:</b>	29/03/2022
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 Prince Alfred Parade 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 DA generally complies with the flood controls in the LEP and DCP.

The DA involves demolishing existing existing structures and subdividing the existing 4 lots into two lots. A new dwelling is proposed to be constructed on each lot.

Council's flood information report indicates only one lot, Lot 35 (eastern most lot) is mapped as being affected by flooding in the PMF event only. It is not affected by the 1% AEP event. The PMF flooding affects only the rear portion of the site.

The proposed dwellings habitable floor and garages finished floor levels are all located above the FPL and the 1% AEP respectively.

In flood emergency, occupants of both dwelling can evacuate away from site and/or shelter in place by evacuating to the first floor, which is located above the PMF flood level.

Proposed pool and fencing area located outside of the 1% AEP, this is considered satisfactory.

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 2.12m AHD.

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 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 – B2

All new development must be designed to ensure structural integrity up to the Probable Maximum Flood, 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 Flood Planning Level of 2.62m AHD.

Car parking – D5

The floor level of the proposed garage shall be set at or above the 1% AEP flood level of 2.12 m AHD.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below 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.



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