

Natural Environment Referral Response - Flood

Application Number:	DA2019/0749
To:	Penny Wood
Land to be developed (Address):	Lot 28 DP 233779 , 4 Yachtsmans Paradise 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 site is located in a high and medium flood risk precinct. The 1% AEP level is RL 5.78m AHD.

The proposed development application involves the construction of a new swimming pool and minor alterations to the rear of the dwelling. The proposed pool concourse is level with the existing ground level.

Referral Body Recommendation

Recommended for approval, subject to conditions

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 – C3

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 cut electricity supply during flood events.

Storage of Goods – D1

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

Fencing – H1

The proposed open steel fence must be designed to not impede the flow of flood water and meet the requirements of the Flood Prone Land Design Standard in addition to other regulatory requirements. It must be flood compatible with 50-75% of the fence being of an open design between the natural ground level and the flood planning level (RL 6.28). Openings should permit a 75mm sphere to pass through.

The glass safety fence proposed on the existing deck complies as it is parallel with the flow of water.

Recommendations

The development must comply with all recommendations outlined in:

- The Flood Risk Management Report prepared by Donovan Associates dated 5 September 2018

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.