

Natural Environment Referral Response - Flood

Application Number:	DA2019/0511
To:	Renee Ezzy
Land to be developed (Address):	Lot 11 DP 10548 , 14 Gladstone Street 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 floor levels are compliant. The floor level of 5.680m AHD for each of the dwellings meets the Flood Planning Level requirement, and the floor level of 5.337m AHD for the garage is above the 1% AEP level. The upstairs floor levels meet the PMF level requirement for the shelter in place refuges.

The Flood Management Report does not demonstrate that there is no net loss of flood storage. The PLM notes advised that "the development must produce no net loss of flood storage, calculations to demonstrate this must be included in the Flood Management Report". Figure 6 of the Flood Management Report shows the entire pool and surrounding deck area blocked out. However this shouldn't just be blocked out, as the pool and surrounding deck area are below the 1% AEP level, and therefore there would be available flood storage above them.

The Flood Management Report needs to show the calculations of the actual volumes of available flood storage below the 1% AEP level, including in the pool area, for pre-and post-development. Modelling also needs to allow for floodwaters to pass through this area.

The PLM notes stated that "the area of the subfloor must be at least 50% open to not impede the flow of flood water". From the Flood Prone Land Design Standard, for Condition F2 of the DCP, "50-75% of the perimeter of the underfloor area is of an open design between the natural ground level and the 1% AEP flood level. Only 25-50% of the perimeter would be permitted to be solid". The Flood Management Report states that "all areas modelled as 'open subfloor' must be completely open construction along the face of the building below the FFL. Only impediments allowed would be the piercing system which is considered negligible for overland flow assessments".

The drawings need to specify the width of the subfloor openings as well as the minimum height of 5.18m AHD (rather than height above ground level), and the Flood Management Report needs to demonstrate specifically how the 50% open area is achieved.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.