

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/1003
<b>Proposed Development:</b>	Use of Premises as a vehicle repair station
<b>Date:</b>	11/08/2025
<b>To:</b>	Charlotte Asbridge
<b>Land to be developed (Address):</b>	Lot 4 SP 80145 , 4 / 49 - 51 Mitchell Road BROOKVALE NSW 2100

### 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

This proposal is for the change of use of an existing property to be a vehicle repair station. The proposal does not include any structural alterations to the property. The proposal is assessed against Section E11 of the Warringah DCP and Clause 5.21 of the Warringah LEP. The existing floor level of the property is 10.9m AHD, which is above the FPL for that location.

Subject to the following conditions the proposal generally complies with Section E11 of the Warringah DCP and Clause 5.21 of the Warringah 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

#### Building components and structural soundness

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 10.71m AHD, protected from flood water or have residual current devices installed to cut electricity supply during flood events.

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.

### **Storage of Goods**

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 10.71m AHD unless adequately protected from floodwaters in accordance with industry standards.

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.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Building Components and Structural Soundness**

B3 - A suitably qualified electrician or contractor is to certify that all new and existing electrical equipment, power points, wiring and connections are located above the Flood Planning Level of 10.71m AHD, are protected from flood water or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation 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.