

Natural Environment Referral Response - Flood

Application Number:	DA2021/0139
Date:	16/02/2022
To:	Alex Keller
Land to be developed (Address):	Lot 100 DP 817162 , 2 Cross Street 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

The proposed development as amended on 7.02.22 generally complies with the flood requirements of the DCP and 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:

Flood Effects Caused by Development – A2

The driveway along the western boundary is to be graded smoothly so that it is free draining towards the street. Levels are to be no higher than the spot height elevations indicated on Drawing 401, Rev F.

Building Components and Structural Soundness – B2

Development must be designed to ensure structural integrity up to the Flood Planning Level of 11.38m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

Building Components and Structural Soundness – B3

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 of 11.38m AHD.

Floor Levels – C1

Floor levels within the development shall be set at or above the Flood Planning Level of 11.38m AHD.

Car parking – D6

All access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park shall be at or above the Flood Planning Level of 11.38m AHD.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 11.38m AHD 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.

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

Certification of the Structural Stability of the Building (B2)

A suitably qualified structural engineer is to certify the structural stability of the new development considering lateral flood flow, buoyancy, suction effects, wave action and debris load impact up to the Flood Planning Level of 11.38m AHD

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Certification of Services (B3)

A suitably qualified electrical engineer or contractor is to certify that all electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are waterproofed and/or located above the Flood Planning Level of 11.38m AHD.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

Basement Car Parking (D6)

A registered surveyor is to certify that all access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park have been constructed at or above the Flood Planning Level of 11.38m AHD.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.