

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0143
<b>Proposed Development:</b>	Demolition works and construction of a shop top housing development including basement car parking
<b>Date:</b>	26/02/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 1 DP 715158 , 1753 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 230780 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 715158 , 4 Bungan Lane MONA VALE NSW 2103 Lot 102 DP 788439 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 1136849 , 4 Bungan Lane MONA VALE NSW 2103 Lot 2 DP 412869 , 1749 Pittwater Road MONA VALE NSW 2103

### 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 demolition and construction of a shop-top apartment complex, including a multistory carpark. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located within the Medium and Low Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 7.24m AHD  
1% AEP Flood Level: 6.74m AHD  
1% AEP Hydraulic Category: Floodway  
Probable Maximum Flood (PMF) Level: 6.93m AHD  
Max PMF Life Hazard Category: H2 – H1

The front of the property including the proposed entrance, lift, stairs and retail 01 crosses the Flood Planning Area. The FFL of these proposed areas is 7.25m AHD which is above the FPL of 7.24m AHD.

Subject to the following conditions the proposal generally complies with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater 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**

**Flood effects caused by development**

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 6.74m AHD.

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.

**Building components and structural soundness**

B1 - All new development below the Flood Planning Level of 7.24m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 7.24m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 7.24m 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.

**Floor levels**

C1 - New floor levels within the development shall be set at or above the Flood Planning Level of 7.24m AHD.

C3 - The underfloor area of the dwelling below the 1% AEP flood level is to be designed to allow clear passage of floodwaters. At least 50% of the perimeter of the underfloor area must be of an open design from the natural ground level up to the 1% AEP flood level.

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.

### **Car parking**

D4 - Vehicle barriers or restraints such as bollards or railing are to be installed around the motorbike and car parking on level B1 and B2 within the Flood Planning Area as to prevent vehicle movement from the car parking area. Protection must be provided for all events up to the 1% AEP flood event.

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 7.24m AHD.

D7 - 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 Probable Flood Planning Level of 7.24m AHD.

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.

### **Emergency response**

E1 - The shelter-in-place refuge must:

- a) Have a floor level at or above the Probable Maximum Flood level of 6.93m AHD; and
- b) Have a floor space that provides at least 1m<sup>2</sup> / 2m<sup>2</sup> (delete one) per person; and
- c) Be intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on electrical means.

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 7.24m 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**

### **Certification of Works as Executed**

A suitably qualified engineer and/or registered surveyor is to certify that the completed works have been constructed in accordance with this consent and the approved plans with respect to the following:

1. Floor levels for ground floor, shelter in place refuge and garage are set at or above the required level
2. All access, ventilation, driveway crests and any other potential water entry points to the basement car park have been set at or above the required level
3. There has been no filling on the land other than what has been approved
4. Vehicle barriers or restraints have been installed.

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.

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

B2 - A suitably qualified structural engineer is to certify the structural integrity of the new development up to the Flood Planning Level of 7.24m AHD. The depth, velocity, debris load, wave action, buoyancy and immersion must all be considered.

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 7.24m 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.