

Natural Environment Referral Response - Flood

Application Number:	DA2018/1800
To:	Daniel Milliken
Land to be developed (Address):	Lot 101 DP 868560 , 93 McIntosh Road NARRAWEENA NSW 2099

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 development involves the demolition of existing structures and construction of a shop-top housing development, including ground floor commercial/retail and apartments, with basement parking. Subject to conditions, the development complies with Councils flood prone land requirements. The ground floor levels and the basement car park crest are at the relevant flood planning levels. There is no loss of flood storage below the 1% AEP flood 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 – C1

All new development shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood level of 75.0m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

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 of 74.77m AHD. 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.

Flood Emergency Response – E2

Appropriate access to shelter in place refuge should be available from all areas of the new development.

Floor Levels – F1

New floor levels within the development shall be set at or above the Flood Planning Level of 74.77m AHD.

Car parking – G3

All access, ventilation and any other potential water entry points (except the entry ramp) to the basement car park shall be at or above the Flood Planning Level of 74.77m AHD. The entry ramp crest to the basement car park shall be at or above the level of 74.2m AHD.

Recommendations

The development must comply with all recommendations outlined in:

- The Flood Study Report prepared by Dawes Consulting Engineers dated 21 October 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.