

Natural Environment Referral Response - Flood

Application Number:	DA2022/1860
Proposed Development:	Alterations and additions to an existing commercial premises (Palm Beach Golf Club)
Date:	15/03/2023
To:	Michael French
Land to be developed (Address):	Lot 11 DP 1275411 , 2 Beach Road PALM BEACH NSW 2108

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 proposes alterations and additions to the existing Club including meal room, office, bathroom and existing fire door. The proposed site is affected by the Medium Flood Risk Precinct from Beach Road. Due to the existing approved development application N1044/99, the proposed development is deemed to comply with Council's flood related development controls and does not increase the flood risk or cause an adverse flood impact.

Subject to conditions, the proposal is deemed compliant with Council's flood related development controls.

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:

Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 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). The extension below FPL must be flood proofed, so as to not include any construction material that is not susceptible to water damage, the flooring must be designed to be constructed of materials that allow it to be hosed out after a flood event. The fit out of the new extension must be designed to made of construction material that is not susceptible to water damage. The fit out should be designed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

Building Components and Structural Soundness – B2

All new development must be designed to ensure structural integrity up to the Flood Planning Level of 3.41m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

Building Components and Structural Soundness – B3

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. All existing electrical equipment and power points located below the Flood Planning Level of 3.41m AHD must have residual current devices installed to cut electricity supply during flood events.

Storage of Goods – G1

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.41m AHD unless adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Certifier 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 Services (B3)

A suitably qualified electrical engineer or contractor is to certify that all new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the Flood Planning Level and any existing electrical devices, wiring and the like located below the FPL are protected from water egress 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.

Certification of the Building Components and Structural Soundness (B1)

A suitably qualified professional is to certify that the new extension below FPL:

- Does not include any construction material that is susceptible to water damage.
- The flooring is constructed of materials that allow it to be hosed out after a flood event without

damage.

A suitably qualified professional is to certify that the new fit out below FPL:

- Does not include any construction material that is susceptible to water damage
- Is constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Flood Management

Storage of Goods

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

Flood Compatible Materials

Materials and flooring that are susceptible to water damage must not be used for construction or fit out in the extension below the FPL. New Fit-outs in the extension below the FPL must be constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

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.