

Natural Environment Referral Response - Flood

Application Number:	DA2021/0045
Date:	03/02/2021
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street 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

The proposed development comprises a new non-illuminated identification sign at the front and a new unenclosed awning roof over an existing paved area at the rear in the car park. The sign and the northern part of the awning are in the Low Flood Risk Precinct, whilst the southern part of the awning is in the Medium Flood Risk Precinct and affected by the 1% AEP flood level of 2.7m AHD. With a freeboard of 0.3m, the Flood Planning Level in this location is 3.0m AHD. The proposed development 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:

Building Components and Structural Soundness – C2

The southern part of the awning must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 3.0m AHD, taking into account the forces of floodwater, immersion and flowing water with debris such as buoyant cars. Structural certification shall be provided confirming the above.

Building Components and Structural Soundness – C3

Any 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 3.0m AHD.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.0m 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.