

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/0599
<b>Date:</b>	01/07/2020
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 4 DP 546546 , 5 Burringbar Street NORTH BALGOWLAH NSW 2093

### 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 application is for the demolition of an existing dwelling and the construction of a new dwelling on the subject site. The application is supported by an Overland Flow Study Report dated 05 May 2020 prepared by Accon Engineers. The Report determines the relevant flow characteristics across the site and sets appropriate Flood Planning Levels to ensure the dwelling is adequately protected from flooding. The application is supported subject to conditions.

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 – 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

Flood Planning Level as determined in the Overland Flood Study report dated 05 May 2020 prepared by Accon Engineers. 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.

Storage of Goods – D1

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

Floor Levels – F1

New floor levels within the development shall be set at or above the relevant Flood Planning Level.

Floor Levels – F2

The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters. The underfloor perimeter of the dwelling is to have a minimum of 50% open area below the 1% level

Fencing – H1

Fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for the passage of flood waters - All new fencing on the property must be designed with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.

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.