

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2019/0505
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 2 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 4 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 9900 , 874 Pittwater Road DEE WHY 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 proposes a new mixed use, multi-level building with multi-level basement car park. The site is affected by the one in 100 year flood extent. Subject to approval, a deferred commencement condition has been recommended, requiring the applicant to update the Flood Management Report based off the latest survey and amend plans to reflect potential miscalculations in flood planning levels and floor level requirements in certain rooms on the ground floor. Subject to conditions, the development is compliant with Council's flood prone land controls.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

#### DEFERRED COMMENCEMENT CONDITIONS

#### Flood Management

New floor levels within the development shall be set at or above the relevant Flood Planning Level. The Flood Management Report must be updated to reflect the survey dated 29 July 2019. This includes updating the Flood Planning Levels (FPLs) and recommended Floor Levels.

Unless demonstrated otherwise by a suitably qualified engineer in a Flood Management Report, the plans must be updated to show the following:

The Retail 1 area further than 5m from the frontage must be at or above the FPL of 19.1m AHD.

Retail 4 must have an area of less than 30m<sup>2</sup> below the FPL of 19.37.

The Retail 10 FPL should be 18.7m AHD. Therefore the area more than 5m from the frontage must be at or above this level.

The lobby behind Retail 11 and 12 must be at or above the FPL of 18.65m AHD.

Areas not within 5m of the frontage in Retail 1, Retail 2 and retail 3, must be raised to the relevant 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.

## **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, 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 respective Flood Planning Level. All existing electrical equipment and power points located below the respective Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

#### Flood Emergency Response – E2

Appropriate access to the 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 relevant Flood Planning Level. Except areas that are within 5 meters of the street frontage in retail premises. In these areas, floor levels must be no lower than the adjacent footpath level and finishes below the Flood Planning Level must be constructed of flood compatible materials.

#### Car parking – G3

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 relevant Flood Planning Level.

#### Recommendations

The development must comply with all recommendations outlined in:

- The Flood Management Report (Version D) prepared by Demlakian Engineering dated 19 March 2019, or updated version approved by Council.

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.