

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0882
<b>Proposed Development:</b>	Alterations and additions to a seniors housing development (residential care facility)
<b>Date:</b>	06/11/2024
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 748426 , 33 Bassett Street MONA VALE NSW 2103 Lot 38 DP 7236 , 23 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

This proposal is for additions and alterations to a proposed residential care facility. This includes altering the driveway, lowering the basement, increasing the south boundary of the building as well other changes compared to previous DA2020/0816 and Mod2022/0376 at this site.

The proposal is located within the Medium risk precinct. The relevant flood characteristics are as follows:

Flood Planning Level: 4.84m AHD

1% AEP Flood Level: 4.34m AHD

1% AEP Hydraulic Category: Flood Storage

Probable Maximum Flood (PMF) Level: 4.91m AHD

Max PMF Life Hazard Category: H4

The proposal reduces the post-developed flood storage on site but there is still an increase compared to the existing pre-construction storage on site. The finished floor levels and driveway crest to the basement car park are above the PMF.

Subject to the following conditions, this proposal generally complies with Sections B3.11 & B3.12 of the Pittwater DCP and Clause 5.21 & 5.22 of the Pittwater 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

### Building components and structural soundness

B1 - All new development below the Flood Planning Level of 4.84m AHD shall be designed and constructed from flood compatible materials.

B2 - All new development must be designed to ensure structural integrity up to the Probable Maximum Flood level of 4.91m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 4.84m AHD, protected from flood water 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.

### Floor levels

C2 - New floor levels within the development shall be set at or above the Probable Maximum Flood Level (or Flood Planning Level if higher) of 4.91m AHD.

C3 - The underfloor area of the dwelling below the 1% AEP flood level is to be designed to allow clear passage of floodwaters. At least 50% of the perimeter of the underfloor area must be of an open design from the natural ground level up to the 1% AEP flood level.

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.

### Car parking

D7 - 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 Probable Maximum Flood Level of 4.84m AHD.

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.

### **Emergency response**

E1 - The shelter-in-place refuge must:

- a) Have a floor level at or above the Probable Maximum Flood level of 4.91 m AHD; and
- b) Have a floor space that provides at least 1m<sup>2</sup> per person; and
- c) Be intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on electrical means.

E2 - The shelter-in-place refuge must contain emergency power and a practical means of medical evacuation.

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.

### **Fencing**

New fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area along any straight length, from the natural ground level up to the 1% AEP flood level. Openings shall be a minimum of 75mm x 75mm.

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.

### **Storage of Goods**

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 4.84m AHD unless adequately protected from floodwaters in accordance with industry standards.

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**

**Ongoing Condition**

All underfloor areas which are not associated with the basement car park must be kept open as following. The undercroft must remain open to allow the clear passage of flood waters, and the screening must be flood compatible with a minimum of 50% open from the natural ground level up to the 1% AEP flood level of 4.34m AHD. Openings should be minimum 75 x 75mm.

Reason: To ensure the proposed Flood Storage Area on site is not reduced due to enclosure..