

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/0414
<b>Proposed Development:</b>	Alterations and additions to an educational establishment, St Luke's Grammar School.
<b>Date:</b>	08/05/2023
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 1 DP 304830 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot A DP 360274 , 1973 Pittwater Road BAYVIEW NSW 2104 Lot 20 DP 635214 , 1973 Pittwater Road BAYVIEW NSW 2104

### 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 to refurbishment of the existing hall building and relocation of the canteen within an existing educational establishment at the site.  
The proposed works are located within the existing building footprint and do not result in additional hard surface areas.  
There are no flood related objections.

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

B3 - All new and existing electrical equipment, power points, wiring and connections must be located above the Flood Planning Level of 3.55m 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.

### **Storage of Goods**

Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.55m 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.