

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2020/0376
<b>Date:</b>	03/09/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 4 DP 30928 , 38 Orchard Road BROOKVALE NSW 2100

### 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 proposal to delete the condition relating to Right of Way or Shared Accessway and to modify the cladding, external finishes, shutter door and some window openings is not considered to increase flood risk, provided that flood compatible materials are used below the Flood Planning Level.

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). Flood compatible materials are to be used for all new development from ground level up to 0.3m above it.

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.