

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/2065
<b>Date:</b>	05/12/2021
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 2849 DP 822227 , 0 Market Lane MANLY NSW 2095

### 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 proposed development is for temporary use of a public area as a restricted entry bar area. The preparation of an emergency evacuation plan considering flood risk is recommended to be conditioned. Subject to conditions, the development is compliant with Council's flood prone land controls.

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 – B3

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 5.9m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

##### Fencing – F1

Fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level of 5.4m AHD.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

### **Certification of Services (B3)**

Certification that new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the FPL and waterproofing of electrical equipment and installation of residual current devices below the Flood Planning Level (B3)

A suitably qualified electrical engineer or contractor is to certify that all new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections are located above the Flood Planning Level and any existing electrical devices, wiring and the like located below the FPL are protected from water egress or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Certifying Authority 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.

### **Flood Management**

An Emergency Evacuation Plan that appropriately mitigates the flood risk must be prepared by a suitable qualified professional for the development. The plan must include clear and simple triggers and directions to evacuate the site prior to flooding. The emergency assembly point must be a suitable sized location above the Probable Maximum Flood level. The triggers must consider the critical duration for flooding of the area and result in evacuation occurring before the site and evacuation route experiencing 150mm depth flooding.

Council's flood team and flood mapping are recommended to be consulted in preparing the plan.

Reason: To mitigate flood risk of the development.

## ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

### **Flood Management**

#### Flood Emergency Response

The Emergency Evacuation Plan prepared by a suitable qualified professional must be adhered to at all times.

Reason: To mitigate the risks of flooding.