

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/2559
<b>Date:</b>	25/05/2022
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 599064 , 8 Grosvenor Place 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 site currently contains a small single storey building, hooper, awnings and raw materials storage bays.

In the 1% AEP flood depth varies from approximately 1m at the front to 300mm at the rear. The maximum flood level occurs at the front of RL 10.79AHD with the site flood planning level at RL 11.29 AHD. The site is also mapped as being in a Medium Flood Risk precinct with Flood Storage hydraulic categorization over a small front area of the site, whilst the remainder is Flood Fringe.

The development proposes to demolish existing building and structures and construct a new two storey light industrial building. The building ground floor is at the FPL which will be used for display, sales and maintenance of motor vehicles. An office area is proposed on the first floor above the PMF.

The Flood Report acknowledged there is a loss in flood storage at the site and proposed to compensate for this by allowing for a storage area under the proposed building. The flood team approve the proposed DA subject to approval by the development engineers.

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:

##### Flood Effects Caused by Development – A2

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of RL 10.79AHD.

##### Building Components and Structural Soundness – B1

All new development below the Flood Planning Level of 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 – B2

All new development must be designed to ensure structural integrity up to the Flood Planning Level RL 11.29m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. The shelter in place refuge must be designed to ensure structural integrity up to the Probable Maximum Flood RL 12.09m AHD. The shelter in place refuge area must be at least 1m<sup>2</sup> per person.

##### 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.

##### Floor Levels – C1

New floor levels within the development shall be set at or above the Flood Planning Level of RL 11.29 AHD.

##### Fencing – F1

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 from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75mm x 75mm.

##### Storage of Goods – G1

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

#### Recommendations

The development must comply with the recommendations outlined in the 8 Grosvenor PI - Site Flood Assessment prepared by WMA Water dated 3 May 2022.

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.