# Natural Environment Referral Response - Flood

| | |
|---|---|
| **Application Number:** | DA2019/1098 |

| | |
|---|---|
| **To:** | Maxwell Duncan |
| **Land to be developed (Address):** | Lot 24 DP 7686 , 13 Quinlan Parade MANLY VALE NSW 2093 |

**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 DA generally complies with the flood controls in the LEP and DCP. Any existing floor level may be retained below the Flood Planning Level when undertaking a first floor addition provided that there is no increase to the building footprint below the Flood Planning Level and it is flood proofed to the Flood Planning Level. The upper floor level is proposed over the existing building footprint. The existing ground floor level is RL 12.38m AHD.

The garage is not changing at RL 11.440m AHD. The FPL at the site is 12.65m AHD.

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).

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Where shelter-in-place refuge is to be provided the structural integrity is to be to the Probable Maximum Flood level. Structural certification shall be provided prior to the issue of the Occupation Certificate.

Building Components and Structural Soundness – C3

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

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.

Flood Emergency Response – E2

Appropriate access to the shelter in place refuge should be available from all areas of the new development.

Fencing – H1

Fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for passage of flood waters - All new fencing on the property must be design with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.

Recommendations

The development must comply with all recommendations outlined in:

- The Flood Study Report by NY Civil Engineering dated 21/01/2020.

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.