

## Natural Environment Referral Response - Flood

Application Number:	DA2020/0346
Date:	17/04/2020
To:	Adam Urbancic
Land to be developed (Address):	Lot 3 DP 11547 , 62 Wakehurst Parkway NORTH NARRABEEN NSW 2101

### 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 generally complies with the flood requirements of the LEP and DCP. The property is slightly affected by the 1% AEP flood event, just inside the front boundary. The front of the property is also affected by a Flood Life Hazard Category of H3-H4. The floor level of the garage (which replaces the previous garage) is at the 1% AEP flood level of 3.05m AHD, and the lowest habitable floor level is above the FPL and PMF level. Sheltering in place during a flood event is acceptable. 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**

#### **Flooding**

In order to protect property and occupants from flood risk the following is required:

##### Building Components and Structural Soundness – C1

All new development below the Flood Planning Level of 3.55m AHD 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 of 3.55m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

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 of 3.55m AHD.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.55m AHD unless adequately protected from floodwaters in accordance with industry standards.

Car parking – G5

The floor level of the proposed garage shall be set at the 1% AEP flood level of 3.05m AHD as per the plans.

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.