

Natural Environment Referral Response - Flood

Application Number:	DA2019/0505
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 4 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 9900 , 874 Pittwater Road DEE WHY NSW 2099

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 development proposes a new mixed use, multi-level building with multi-level basement car park. The site is affected by the one in 100 year flood extent. Subject to approval, a deferred commencement condition has been recommended, requiring the applicant to update the Flood Management Report based off the latest survey and amend plans to reflect potential miscalculations in flood planning levels and floor level requirements in certain rooms on the ground floor. Subject to conditions, the development is compliant with Council's flood prone land controls.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DEFERRED COMMENCEMENT CONDITIONS

Flood Management

The plans must be updated to show the following:

The Retail 4 floor level must be raised to the Flood Planning Level of 19.37m AHD, except for a maximum of 30m² of floor space within 5m of the street frontage, which can be below the Flood Planning Level of 19.37.

The lobby behind Retail 11 and 12 must be at or above the Flood Planning Level of 18.65m AHD.

Areas not within 5m of the street frontage in Retail 1, Retail 2 and Retail 3, must be raised to the relevant Flood Planning Level (excludes ramps). For Retail 1 the Flood Planning Level is 19.05m AHD. For Retail 2 and 3 the Flood Planning Level is 19.15m 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Flooding

In order to protect property and occupants from flood risk the below is required.

Refer to the ground floor plan (Revision J or subsequent Council approved plans) for the relevant Flood Planning Level for specific parts of the development. The relevant Flood Planning Level for each Retail premise is the Finished Floor Level (FFL) further than 5m from the street frontage, except for Retail 4, which has an FPL of 19.37m AHD and the lobby behind Retail 11 and 12, which has an FPL of 18.65m AHD.

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). Fittings and flooring below the relevant Flood Planning Level must be made of flood compatible material.

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood level, 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 respective Flood Planning Level.

Flood Emergency Response – E2

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

Floor Levels – F1

New floor levels within the development shall be set at or above the relevant Flood Planning Level. Except areas that are within 5 meters of the street frontage in retail premises. In these areas, floor levels must be no lower than the adjacent footpath level and finishes below the Flood Planning Level must be constructed of flood compatible materials.

Car parking – G3

All access, ventilation and any other potential water entry points, including entry ramp crests to the basement car park shall be at or above the relevant Flood Planning Level.

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.

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

Flood Risk Management - Storage of Goods

Storage of hazardous materials, electrical items, equipment or and any other items susceptible to water damage on the ground floor are to be located above the relevant Flood Planning Level.

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 Risk Management - Floor Levels

Retail frontages and lobbies below the relevant Flood Planning Level must be flood proofed (wet and/or dry) to the Flood Planning Level. These frontages can only accommodate window displays, pedestrian stairs and/or ramps that lead up to the remainder of the development.

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.