Flood Risk Management Plan

6 November 2024
Revision: A

Dee Why Village Plaza
Facade Modification
24 Howard Avenue
Dee Why, 2099, NSW

We acknowledge the Guringai, Darkinjung, Darug, Dharawal, Gundungurra, Wanaruah and Wiradjuri people of the land of the Garigal and Ngurra, upon those ancestral lands we work & live. We acknowledge the Traditional Custodians as the first place makers on this land. We pay our respects to Elders past and present, acknowledging them as the Traditional Custodians of knowledge of these lands, waterways and Country.

TAYLOR

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APPENDICES

1.0 INTRODUCTION

24 Howard Avenue, Dee Why, is identified by the Northern Beaches Council as being flood-affected for the 1% Annual Exceedance Probability (AEP) and Probable Maximum Precipitation (PMP) storm events. This document details the measures to be taken to ensure that the risks to both the dwelling and occupants are managed and minimised in accordance with Section E11 of the Northern Beaches Council's Warringah Development Control Plan (DCP) 2011.

The author intends that copies of this plan be kept on site by The Owner and Facility Manager so that they can be produced for action in case of a significant storm event.

The emergency response signage is also intended to be fixed to a wall in a clearly visible location. The Owner and Facility Manager will ultimately be responsible for implementing this plan. The Owner will also be responsible for ensuring tasks are undertaken (or the delegation of those tasks) for major flood events.

The technical data referred to in this Section is drawn from the Dee Why South Catchment Flood Study 2013, Cardno.

2.0 SITE DESCRIPTION

The site is located in the suburb of Dee Why and currently contains commercial premises. A site locality map is included in Appendix A.

The site covers 7,427.2 m^2 and grades from the (front) southern to the (rear) northern boundary and slightly grades from the western to the eastern boundary. It currently contains an existing single-storey commercial premises and an underground car park that occupies the entire site. The original section of the existing dwelling is constructed in masonry and is thought to be approximately 50 years old.

2.1 PROPOSED WORKS

The proposed works could be summarised as:

- Demolition of existing awning structures Howard Avenue
- Construction of new awnings on Howard Avenue

Architectural plans for the proposed works are attached in Appendix B.

3.0 FLOOD EVENTS

The site is identified as being flood-affected for the 1% AEP and PMP storm events, and maps illustrating subsequent flood hazard extents for the site are contained in Appendix C.

3.1 FORECASTS AND WARNINGS

The Bureau of Meteorology usually issues no specific warnings for Dee Why, and as such, the monitoring of general warnings for the Sydney metropolitan area with respect to severe weather warnings will be critical in the process of managing risks to the site.

The Bureau of Meteorology website (www.bom.gov.au) has rainfall forecast maps and any warnings for predicted severe weather events.

The Owner and Facility Manager should have their mobile phone number added to the SES contact list to issue SMS alerts for severe weather warnings.

3.2 FLOOD DATA FOR THE SITE

The site is categorised by the Dee Why South Catchment Flood Study 2013, Cardno, as being affected by the 1% AEP and Probable Maximum Flood (PMF) events. A summary of Council flood information for the site is as follows:

Figure 1: Flood Points

Table 1: Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	10.33	0.25	0.78	10.83	10.60	0.52	1.46
4	N/A	N/A	10.97	0.21	0.70	11.47	11.28	0.53	1.77
5	N/A	N/A	11.06	0.33	0.39	11.56	11.61	0.88	1.54
6	N/A	N/A	14.10	0.23	0.41	14.60	14.88	1.00	2.04
7	14.19	0.20	14.33	0.34	0.70	14.83	15.15	1.16	1.93
8	14.30	0.23	14.43	0.36	0.46	14.93	15.19	1.12	0.56

- Flood Risk Precinct: Medium-High.
- 1% AEP Maximum Flood Level: 15.23m A.H.D.
- 1% AEP Maximum Depth from natural ground level: 0.41m
- Maximum Flood Planning Level (FPL): 15.73m A.H.D.
- Probable Maximum Flood level (PMF): 15.86m A.H.D.

Note that the complete Council-issued flood information report data for the site is contained in Appendix C.

3.3 FLOOD BEHAVIOUR

In a major flood event, the site can expect to experience overland flows at the southeastern and southern boundaries. These overland flows are expected to occur from the west to the east along Howard Avenue and the public lane adjacent to the southeast boundary of the subject site.

Note that a typical 1% AEP flood depth at the southeastern boundary of the site would be approximately between 0.21m and 0.33m with velocities of up to 0.78m/s and approximately between 0.23m and 0.36m with velocities up to 0.70m/s at the southern boundary.

4.0 EMERGENCY RESPONSE

This Flood Risk Management Plan recognises the primary importance of protecting life, followed by a secondary philosophy of attempting to minimise damage to the proposed dwellings on the site.

The emergency response to a potential flood event will be initiated upon the occurrence of a certain 'trigger' threshold, upon which the emergency response plan will be actioned.

4.1 THE EMERGENCY TRIGGER

It is critical to the success of this plan that during extremely heavy and intense rainfall events, The Owners are able to closely monitor overland flows in Howard Avenue and Dee Why Parade.

The initial trigger for commencement of the emergency response plan follows the observation of flood waters overtopping the kerb and gutter in Howard Avenue or Dee Why Parade following extremely heavy and intense rainfall events.

Upon the visual confirmation of this trigger event, the emergency responses described in Section 5 will be enacted.

4.2 TIME NEEDED TO RESPOND

It is considered that a total period of 15 minutes would be required for The Owner or Facility Manager to turn off the relevant mains and services and ensure that all persons within the premises have been notified and are located at the nominated emergency assembly point.

4.3 THE EMERGENCY ASSEMBLY POINT

The emergency response to a flood event is to 'shelter-in-place' on the northern boundary of the shopping centre outside the extent of the PMF flow area or to follow directions of the emergency services.

5.0 OWNER & FACILITY MANAGER RESPONSIBILITIES

The following section describes The Owner and Facility Manager's ongoing responsibilities concerning flood risk management.

5.1 BEFORE THE FLOOD

TRIGGER FOR ACTION: ALWAYS

- The Owner will ultimately be responsible for the implementation of this plan. The Owner will be responsible for ensuring tasks are undertaken or delegating those tasks;

- Through a systematic induction process, all occupants are to be made aware of the possibility of flooding and the procedures to be followed if a flood were to occur;

- A copy of this plan is to be provided to all occupants, together with a single page notice (Appendix D) and; an Actions Checklist (Appendix E).

- The Owner should continue to develop detailed procedures to support the actions required by this plan. Procedures will include clear responsibilities in the event of a flood and backup resources should key persons not be present;

- The emergency response sign must be permanently affixed to a wall in a highly visible external location.

- Check the facilities within the main bedroom for use in a flood emergency, should occupants need to take shelter there. As a minimum these facilities comprise drinking water, toilets, blankets and emergency lighting.

5.2 WHEN A FLOOD IS LIKELY

TRIGGER FOR ACTION: When the forecasts predict severe weather or significant amounts of rainfall (land is saturated) are observed.

- The Owner and Facility Manager will monitor weather forecasts and warnings.
- The Owner and Facility Manager to enact the emergency response plan. and
- The Owner and Facility Manager should prepare for the emergency evacuation.

5.3 DURING A FLOOD

TRIGGER FOR ACTION: When flood waters begin to kerb and gutter in Howard Avenue or Dee Why Parade.

The phases of the emergency response shall be:

- The Owner requests that all occupants evacuate the premises via the Dee Why Parade Exit or 'shelter in place' in the northern boundary of the property.

- Follow the directions of emergency services, including state emergency services.

- All occupants should have evacuated by the time the flood water commences crossing the southern property boundary.

- The Owner or Facility Manager is to sweep the premises following an emergency response to ensure that all occupants have evacuated or are at the assembly area.

- The Owner or Facility Manager must turn off all power, water and other relevant services.

- The Owner or Facility Manager is to evacuate outside the PMF extent to the northern boundary of the property.

- Emergency services are to be notified by The Owner or Facility Manager of the situation at the site (Appendix F).

5.4 AFTER A FLOOD

TRIGGER FOR ACTION: When emergency services give the all-clear to return.

- No occupants should be allowed to leave the site while flooding is occurring or has recently occurred;

- Occupants can enter the site only after emergency services or the Council has given the all-clear;

- Where necessary, the site is to be checked by professionals before any re-use of the site;

- Where possible, the Owner is to organise the safe removal of any flood debris from the site;

- The Owner is to arrange an inspection of the garage/sub-floor area under the building and remove any flood debris if required.

- A de-brief between the occupants and The Owner will be held and may involve emergency services and/or the Council staff. The flood event and response procedures, including the use of this plan, are to be reviewed, and

- Changes may be made to the plan, and the requirements for future emergency evacuations should be reviewed. Any improvements that may be necessary should be identified.

6.0 FLOOD COMPLIANCE

It is proposed to develop the site such that the objectives of Council's Flood Risk Management Policy are met.

6.1 SPECIFIC CONTROLS

Section E11 of the Warringah DCP 2011 controls are to be applied to the proposed development:

High Flood Risk Matrix – Business & Industrial Use Category

The proposed facade alterations and renovation of the dining area deck on the southern portion of the building fall under the Medium and High Flood Risk Precinct. As such, the following Business and Industrial Use controls apply:

		High Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

Flood Effects Caused By Development

A1 – ***Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:***

There are no adverse impacts on flood levels or velocities caused by alterations to the flood conveyance and

There are no adverse impacts on surrounding properties, and

It is sited to minimise exposure to flood hazard

Major developments and developments likely to have a significant impact on the PMF flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood.

Outcome – The provisions of this Flood Risk Management Report demonstrate that the flood risks have been adequately addressed in accordance with the provisions of the Flood Prone Land Design Standard.

A2 – *Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event, there is no net loss of flood storage.*

Consideration may be given for exempting the volume of standard piers from flood storage calculations.

If Compensatory Works are proposed to balance the loss of flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.

Outcome—Complies, as the proposed works result in no changes to flood storage or floodway, as the extent of the work is a like-for-like replacement of a lightweight timber deck below the flood planning level. Facade upgrades are above the flood planning level and will not alter the flood regime.

Building Components and Structural Soundness

B1 - *All buildings 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).*

Outcome – All new building elements below the Flood Planning Level shall be constructed from flood-compatible materials.

A table of equivalent flood-compatible materials is contained in Appendix G.

B2 – ***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 required, the structural integrity of the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.***

Outcome—All new building elements are to be designed, constructed, and/or modified to ensure structural integrity or immersion and the impact of velocity and debris up to the Probable Maximum Flood Level. Note no alterations are proposed to be undertaken to the existing building. The proposed works are renovating the existing facade, removing the entrance awnings, and replacing them with modern alternatives.

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.***

All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

Outcome – All new electrical equipment, wiring, fuel lines and any other service pipes and connections are to be waterproofed to the Flood Planning Level.

All existing electrical equipment and power points located below the Flood Planning Level will have residual current devices installed that turn off the property's electricity supply when flood waters are detected.

Floor Levels

C1 – ***New floor levels within the development shall be at or above the Flood Planning Level.***

Outcome—Complies as no new habitable floor levels are proposed, and the existing structure is to be maintained. The works are outside the existing building footprint and are lightweight in nature.

All works associated with the proposed alterations will be in accordance with the Council's requirements for 'Building Components and Structural Soundness'.

C3 – ***All new development must be designed and constructed so as not to impede the floodway or flood conveyance on the site, as well as ensuring no net loss of flood storage in all events up to the 1% AEP event.***

For suspended pier/pile footings:

The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and

At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and

No solid areas of the perimeter of the underfloor area would be permitted in a floodway.

Outcome—The proposed works are not situated in an existing flood conveyance area, so the existing flow regime will not be affected.

C4 - ***A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where:***

It is an extension to an existing room; and

The Flood Planning Level is incompatible with the floor levels of existing room; and

Out of the 30sqm, not more than 10 sqm is below the 1% AEP flood level

This control will not be permitted if this provision has previously been utilised since the making of this Plan.

The structure must be flood-proofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of flood storage in all events up to the 1% AEP event.

Outcome - Complies as no new habitable floor levels are being proposed.

C6 - ***Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first-floor addition provided that:***

It is not located within a floodway; and

The original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural

certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location and the ground floor is flood-proofed

Outcome - Complies as all proposed works are outside of the floodway. Note that all external works are cosmetic and will be constructed of flood-compatible materials.

C7- Consideration may be given to a floor level below the Flood Planning Level within the first 5 metres from the street front in an existing business zone provided it can be demonstrated that:
(a) The minimum floor level is no lower than the adjacent footpath level, and
(b) The maximum internal distance from the front of the building is 5 metres, which can only apply to one side of an individual premises, and
(c) The maximum area for the floor area to be below the Flood Planning Level for an individual premises is 30 square metres, and
(d) There is direct internal access between areas above and below the Flood Planning Level for each individual premises

Outcome - Complies as no new habitable floor levels are proposed, the works are outside the existing footprint of the building and will not alter the existing flood regime.

Car Parking

D1 ***- Open car park areas and carports shall not be located within a floodway.***

Outcome – Not applicable as no open car parks or carports are proposed. The existing car parking facility is outside the PMF extent.

D2 ***- The lowest floor level of open car parks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the car park or carport is free draining with a grade greater than 1% and that flood depths are not increased.***

Outcome – Not applicable as no open car parks or carports are proposed.

D3 ***- Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP flood level. Otherwise it will be considered to be enclosed.***

When undertaking a like-for-like replacement and the existing garage/carport is located on the street boundary and ramping is infeasible, consideration may be given for dry floodproofing up to the 1% AEP flood level.

Outcome – Not applicable as no open car parks or carports are proposed. The existing car park is considered enclosed and the access is outside the extent of the PMF.

D4 ***- Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP flood event***

Outcome – Complies as the existing car park access is outside the extent of the PMF.

D5 ***- Enclosed Garages must be located at or above the 1% AEP level***

Outcome – Not applicable as the existing car park access is outside the extent of the PMF. Access is via the driveway adjacent to Point 4 refer to Appendix C of the Flood Information Report Map B.

D6 ***- All enclosed car parks (including basement car parks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level.***

Where a driveway is required to be raised it must be demonstrated that there is no net loss to available flood storage in any event up to the 1% AEP flood event and no impact on flood conveyance through the site.

Council will not accept any options that rely on electrical, mechanical or manual exclusion of the floodwaters from entering the enclosed car park

Outcome – Not applicable as the existing car park access is outside the extent of the PMF. Access is via the driveway adjacent to Point 4 refer to Appendix C of the Flood Information Report Map B.

Emergency Response

E1 ***– If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report.***

If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent.

If the property is flood affected but the Flood Life Hazard Category has not been mapped by the Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012).

Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:

The floor level is at or above the Probable Maximum Flood level; and

The floor space provides at least 2m^2 per person where the flood duration is long (six or more hours) in the Probable Maximum Flood event, or 1m2 per person for less than 6 hours;

It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and

It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit

Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control.

In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional.

Note that in the event of a flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge.

Outcome – The emergency response, as detailed in this report is to 'shelter-in-place' within the northern boundary of the property outside the extent of the PMF for significant flood events or otherwise off-site as directed by Emergency Services. Note that the works proposed within this application are minor and are extensively cosmetic.

Fencing

F1 ***- Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP flood level.***

Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.

Outcome – Not applicable as no new fence elements are proposed.

Storage of Goods

G1 ***– Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately protected from floodwaters in accordance with industry standards.***

Outcome – The Owner is to ensure that storage of toxic or potentially polluting goods, materials or other hazardous products that may be hazardous or pollute floodwaters will not be permitted below the Flood Planning Level.

Pools

H1 ***- Pools located within the 1% AEP flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of flood storage and no impact on flood conveyance on or from the site.***

All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level.

All chemicals associated with the pool are to be stored at or above the Flood Planning Level.

Outcome – Not applicable as no new pool is proposed.

7.0 SUMMARY

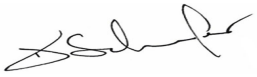
This report is a plan for the site for major flood events to be incorporated by The Owner and Facility Manager into the ongoing management protocols for the site to manage the flood risks.

The report contains procedural information to ensure the safety of occupants during flood events and also to ensure the satisfactory performance of any new building elements.

The recommendations and strategies within this report ensure compliance with Northern Beaches Council's Warringah DCP 2011 Section E11 Flood Prone Land.

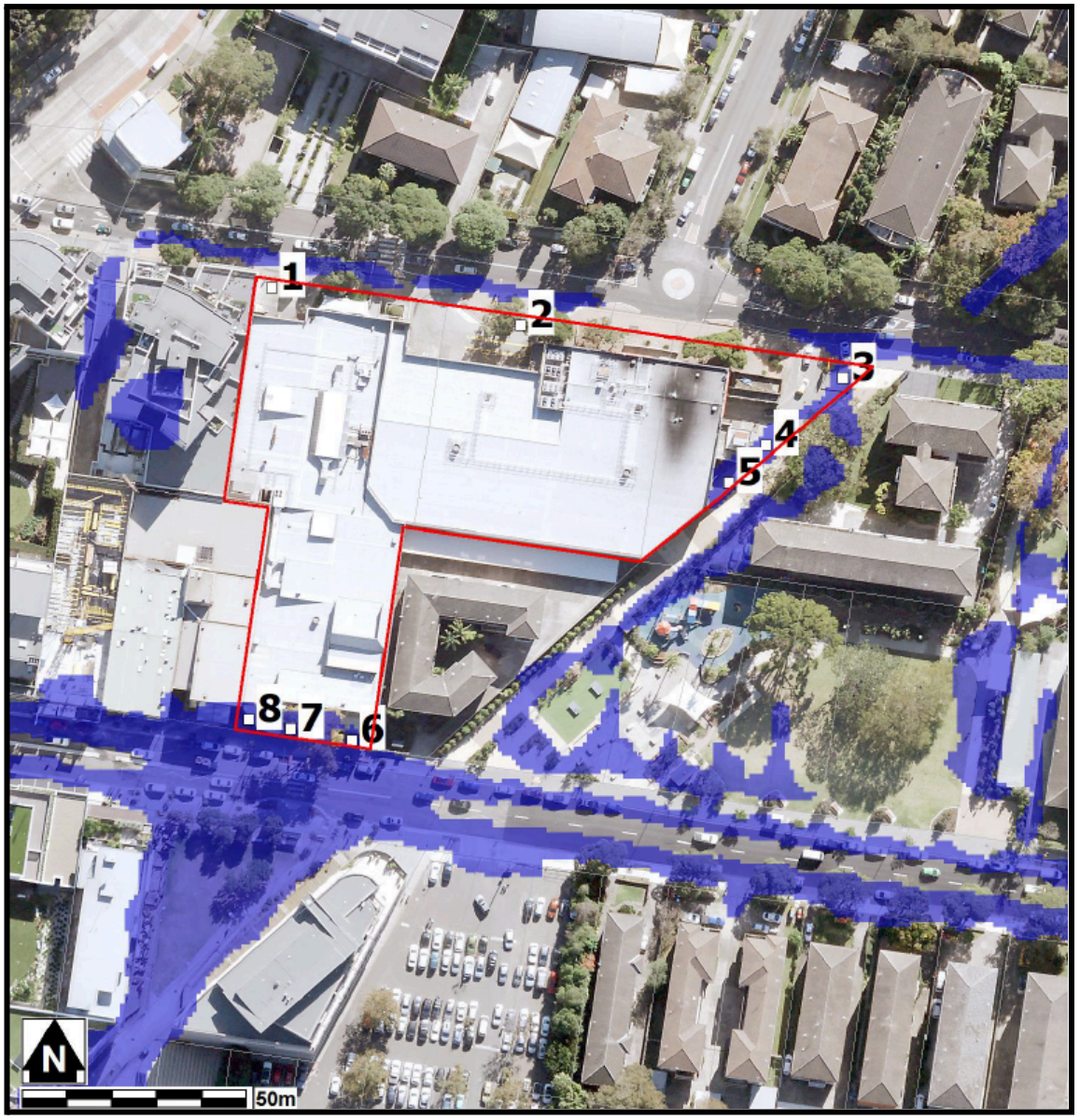
Should you have any questions or queries, please do not hesitate to contact the undersigned.

TAYLOR CONSULTING



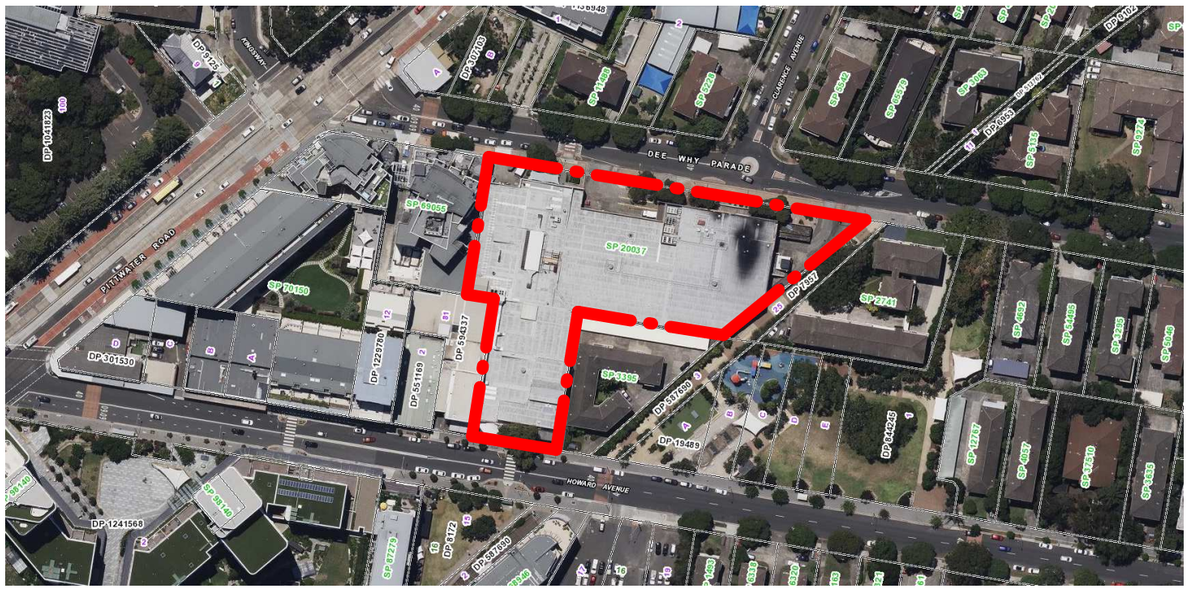
D M SCHAEFER - Director
B.E. Civil (Hons) M.I.E. Aust. N.E.R.

Appendix A



Locality Map - 24 Howard Avenue, Dee Why

Appendix B



DEE WHY VILLAGE PLAZA
PROPOSED EXTERNAL DINING AND ENTRANCE

PLRELIMINAY DA PLANS

DA-01	PROPOSED PLANS
DA-02	PROPROSED ELEVATIONS
DA-03	PROPOSED SECTION
DA-04	FINISHES SCHEDULE
DA-05	ROOF PLANS
DM-01	DEMOLITION PLANS
DM-02	DEMOLITION ELEVATIONS
EX-01	EXISTING PLAN
EX-02	EXISITNG ELEVATIONS

ISSUED FOR DA

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AMMENDMENTS

REV.	BY	DATE	DESCRIPTION
P1	JG	22/03/2024	PRELIMINARY ISSUE FOR CLIENT REVIEW & CONSULTANT SCOPING
P2	PP	15/07/2024	PRELIMINARY ISSUE: PROPOSED EXTERNAL WALL PLANTERS REMOVED & UPDATED WITH WIRE BALUSTRADE, EXISTING PLANTERS REMOVED & UPDATED, PERGOLA FASCIA & SIGNAGE UPDATED
P3	JG	12/09/24	RELIMINARY ISSUE: REFER TO REVISION NOTES ON DA-00
P4	JG	13/09/24	RELIMINARY ISSUE: REFER TO REVISION NOTES ON DA-00
DA1	JG	17/09/24	ISSUED FOR DA

PROJECT
DEE WHY VILLAGE PLAZA
24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

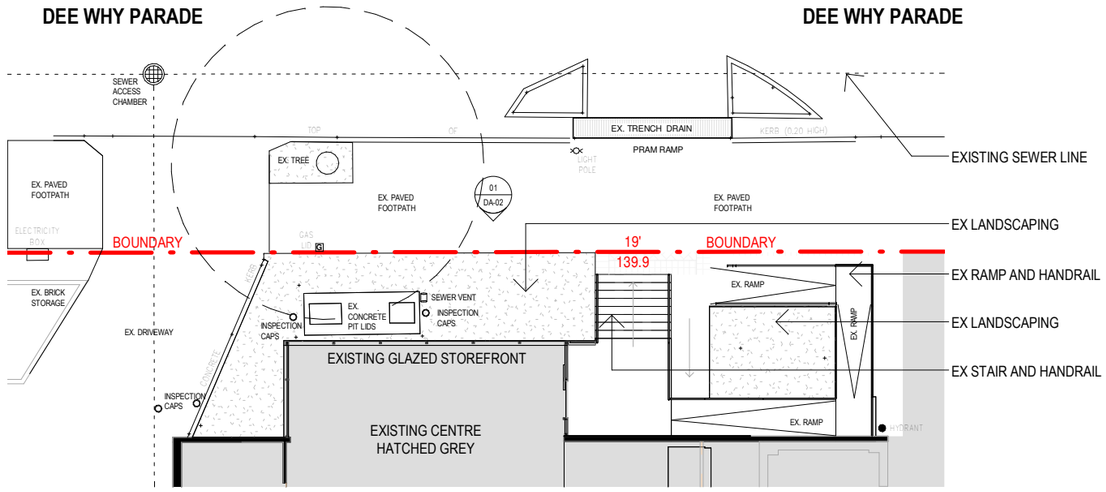
CLIENT
FINCOB PTY LTD.

SCALE: 1 : 25 @ A3
DATE: 13/09/24
DRAWN: PP

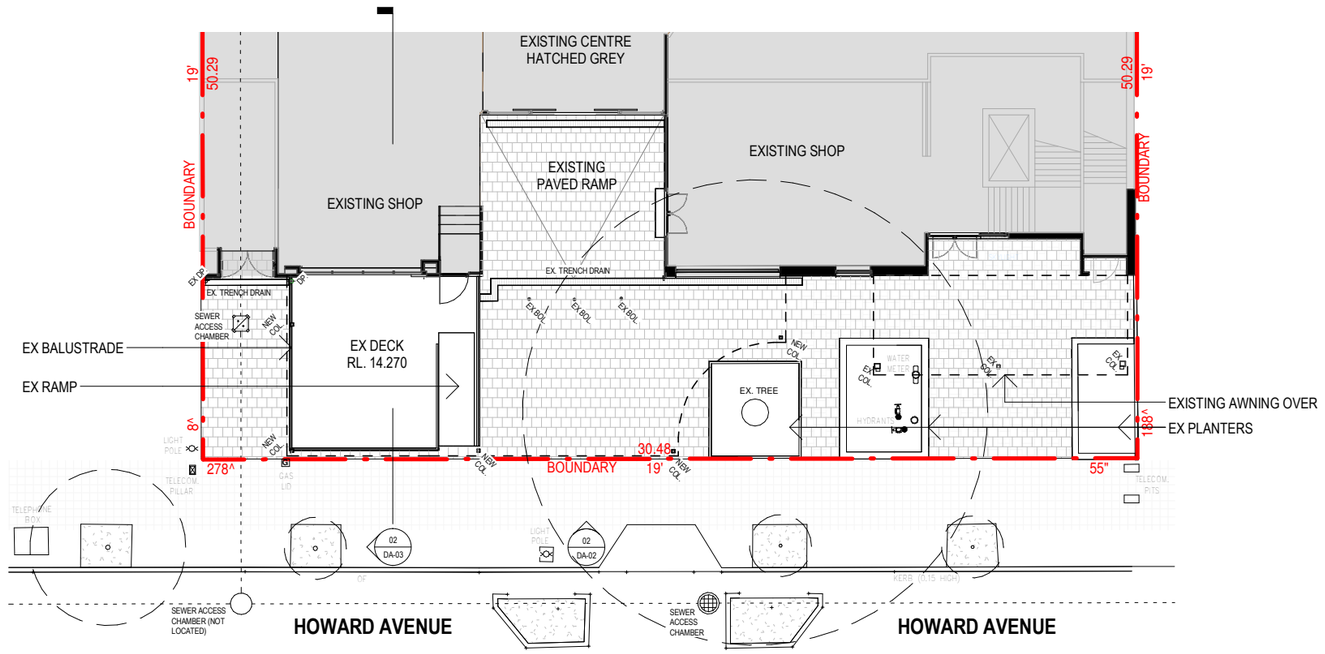
DWG NAME
COVER SHEET

DWG # **DA-00**

REV **DA1**



01 DA-01 FLOOR PLAN - DEE WHY PARADE
1 : 200



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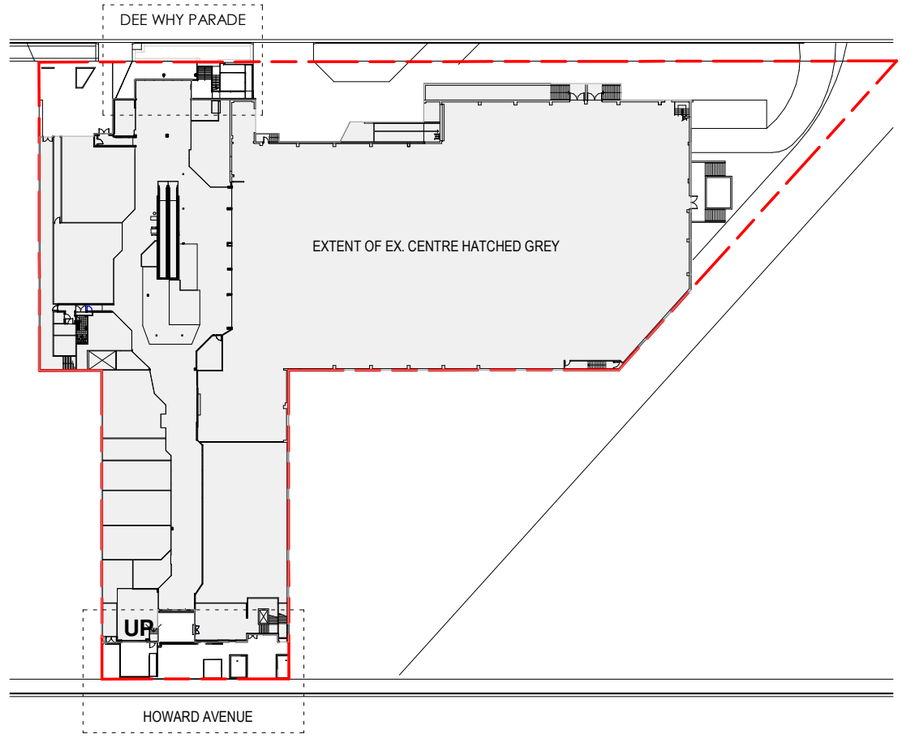

03 DA-01 KEY PLAN
1 : 1000

ISSUED FOR DA

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DEE WHY VILLAGE PLAZA
24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

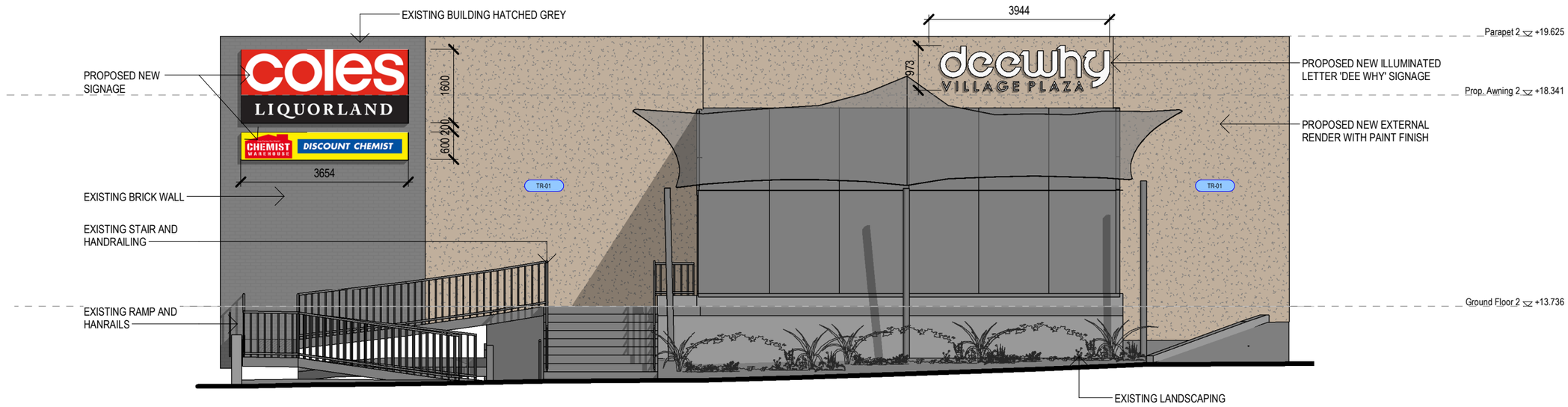
CLIENT
FINCOB PTY LTD.

SCALE: As indicated @ A3
DATE: 13/09/24
DRAWN: PP

DWG NAME
PROPOSED PLANS

DWG # **DA-01**

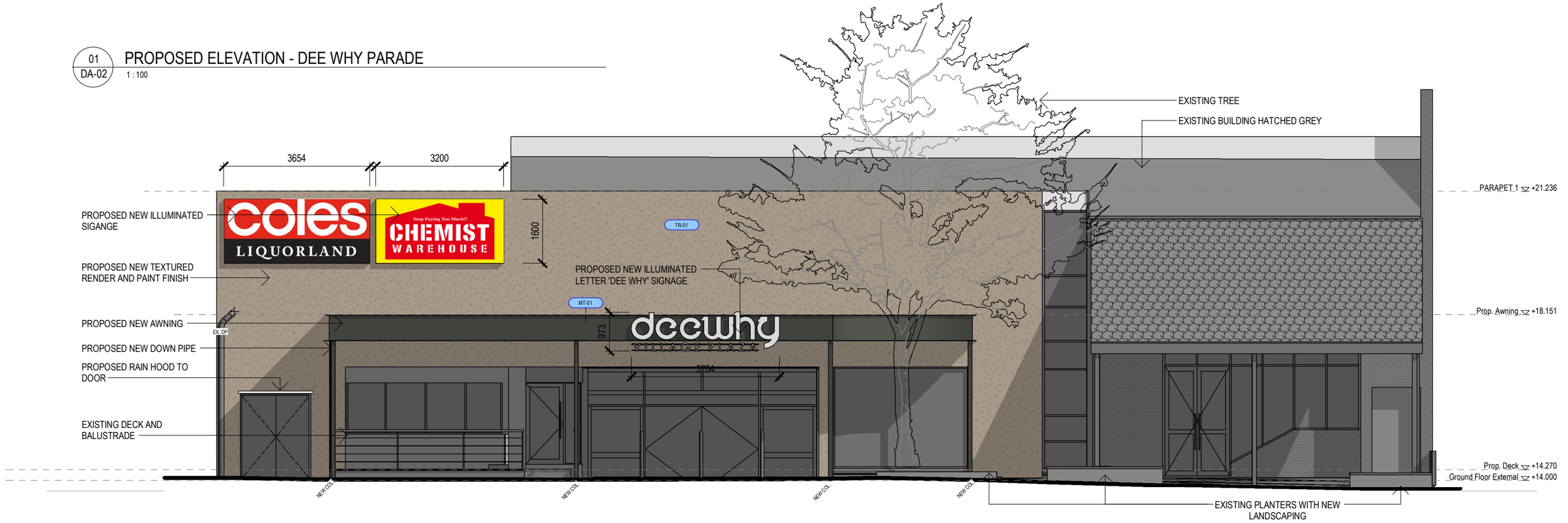
REV **DA1**



01
DA-02

PROPOSED ELEVATION - DEE WHY PARADE

1 : 100



02
DA-02

PROPOSED ELEVATION - HOWARD AVENUE

1 : 100

ISSUED FOR DA

CHRISTIANSEN O'BRIEN

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www.cob.com.au

Nom Architect Neil Christiansen Reg No: NSW 7321, Vic 17311, WA 1280

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DA1	JG	17/09/24	ISSUED FOR DA

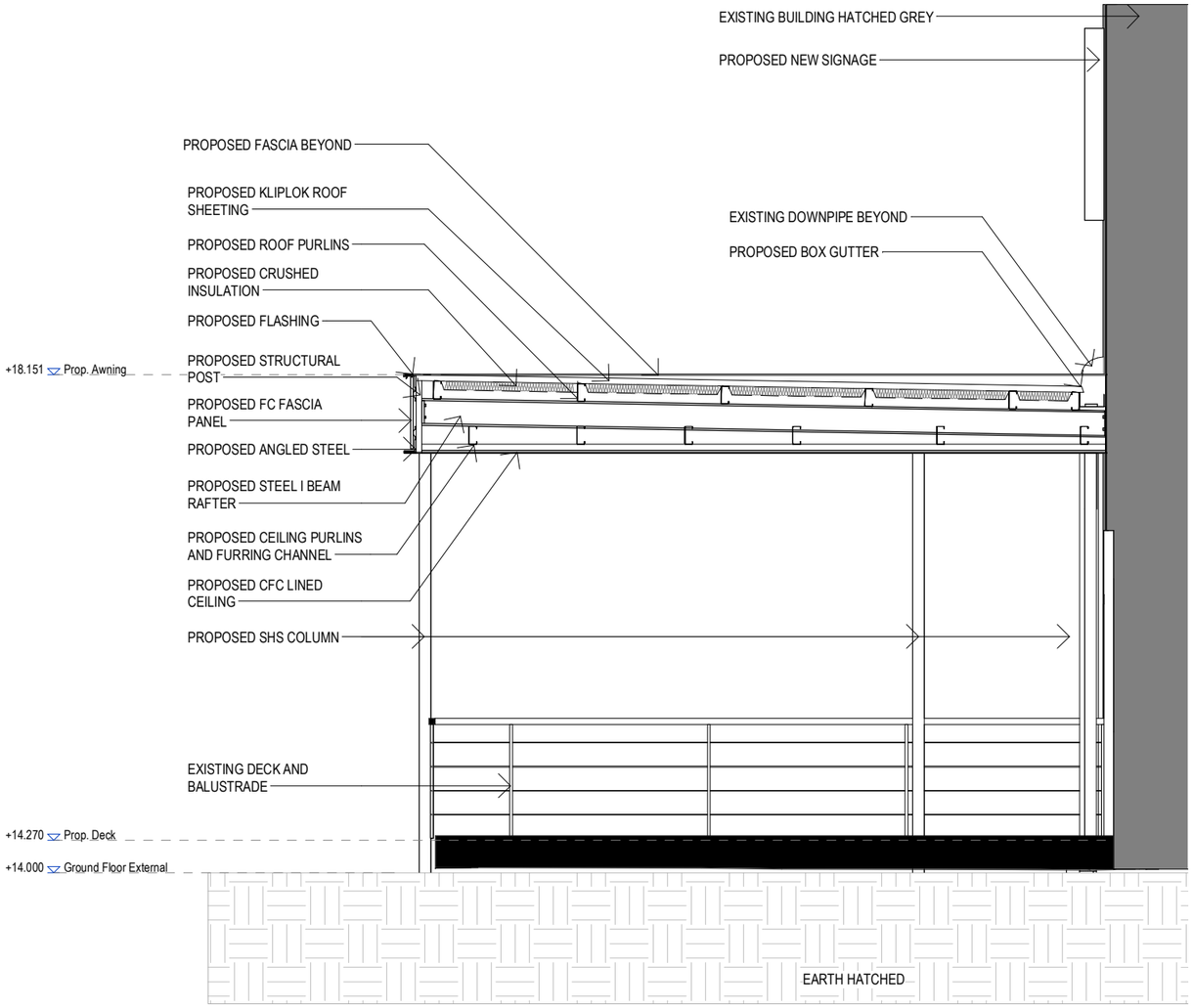
PROJECT
DEE WHY VILLAGE PLAZA
24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

CLIENT
FINCOB PTY LTD.

SCALE: 1 : 100 @ A3
DATE: 13/09/24
DRAWN: PP

DWG NAME
PROPROSED ELEVATIONS

DWG # **DA-02**
REV **DA1**



02 DA-03 PROPOSED SECTION - HOWARD AVENUE

1 : 50

ISSUED FOR DA

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CLIENT
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SCALE: 1 : 50 @ A3
DATE: 13/09/24
DRAWN: PP

DWG NAME
PROPOSED SECTION

DWG # **DA-03**

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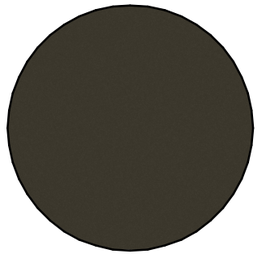
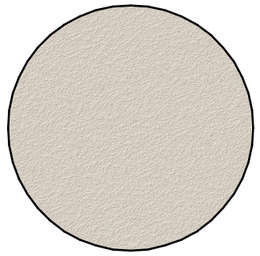


MT-01
METAL WITH
POWDERCOAT
FINISH



TR-01
HIGH BUILD,
TEXTURED
RENDER WITH
PAINT FINISH

MT-02
KLIPLOK METAL
SHEET ROOFING

ALL-WEATHER
CAFE BLINDS &
SHADING

ISSUED FOR DA

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DEE WHY VILLAGE PLAZA
24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

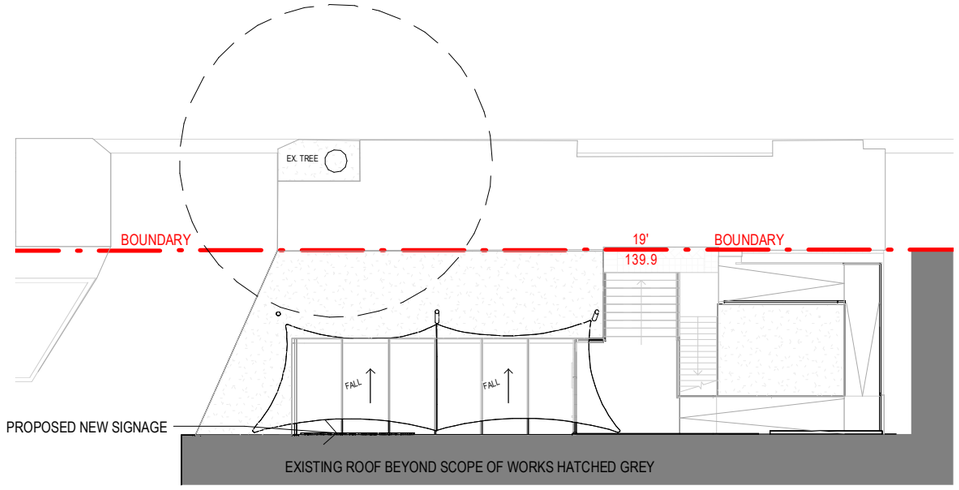
CLIENT
FINCOB PTY LTD.

SCALE: 1 : 30 @ A3
DATE: 13/09/24
DRAWN: PP

DWG NAME
FINISHES SCHEDULE

DWG # **DA-04**

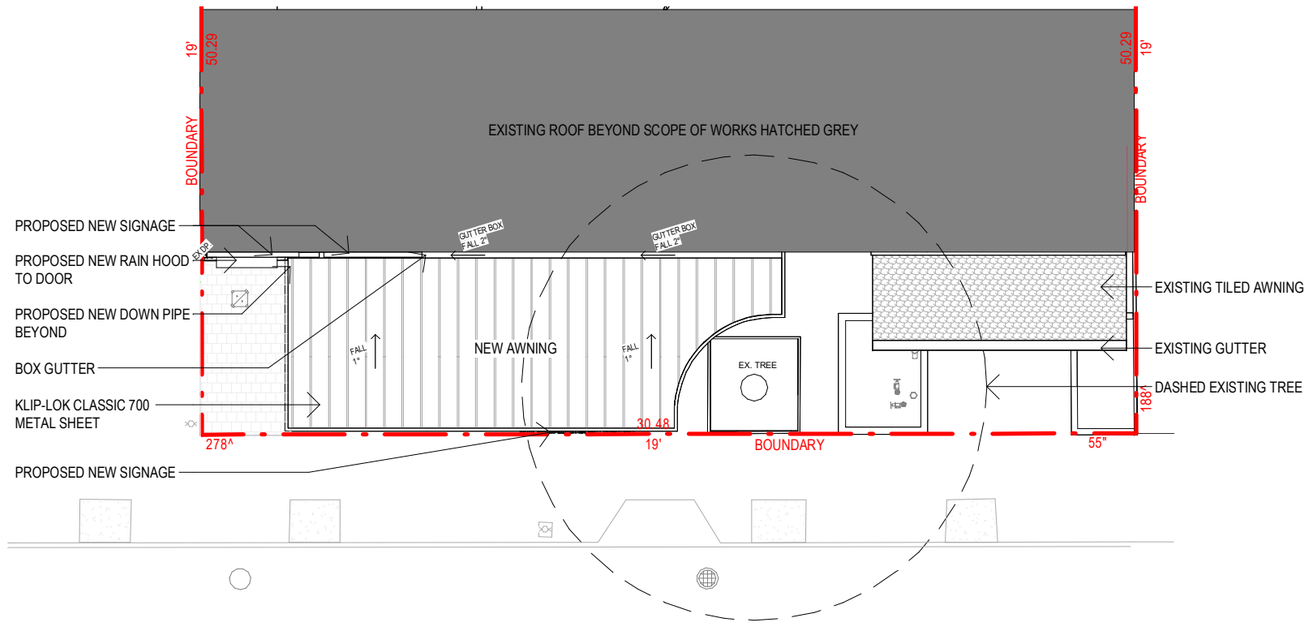
REV **DA1**



01 DA-05

ROOF PLAN - DEE WHY PARADE

1 : 200



02 DA-05

ROOF PLAN - HOWARD AVENUE

1 : 200

ISSUED FOR DA

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24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

CLIENT
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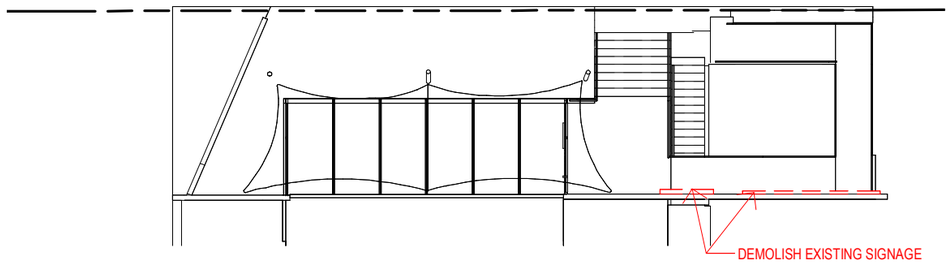
SCALE: 1 : 200 @ A3
DATE: 13/09/24
DRAWN: PP

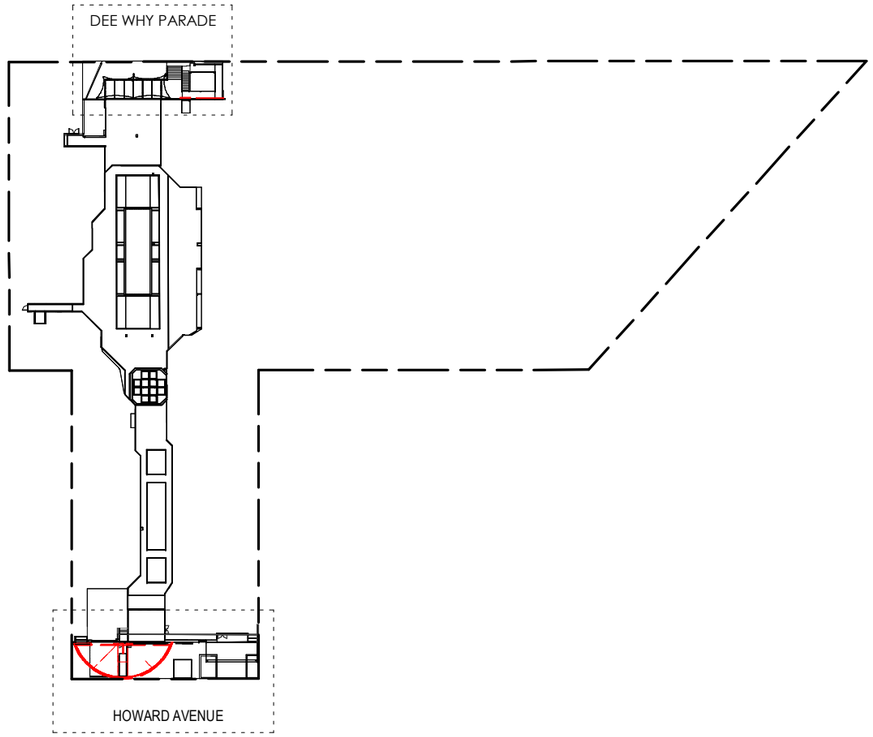
DWG NAME
ROOF PLANS

DWG # **DA-05**

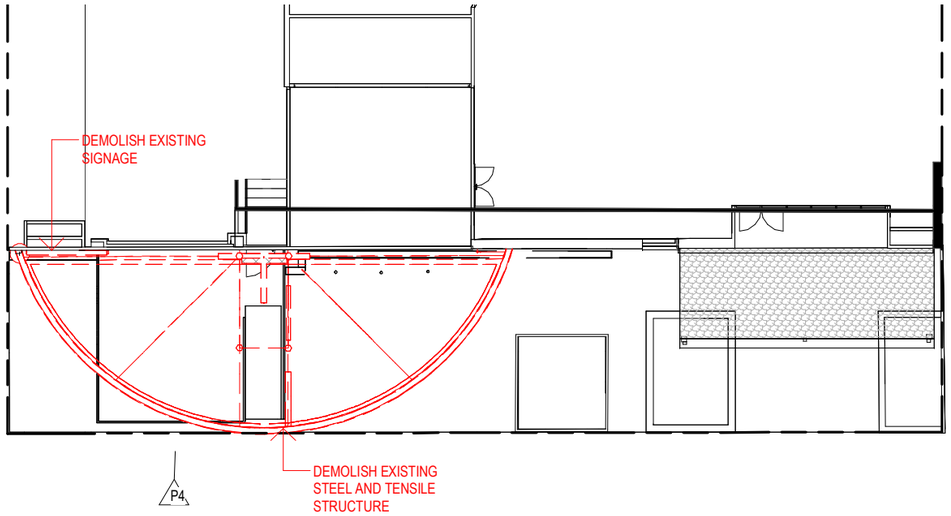
REV **DA1**



02 DM-01 DEE WHY PARADE
1 : 200



01 DM-01 DEMOLITION KEY PLAN
1 : 1000



03 DM-01 HOWARD AVENUE
1 : 200

ISSUED FOR DA

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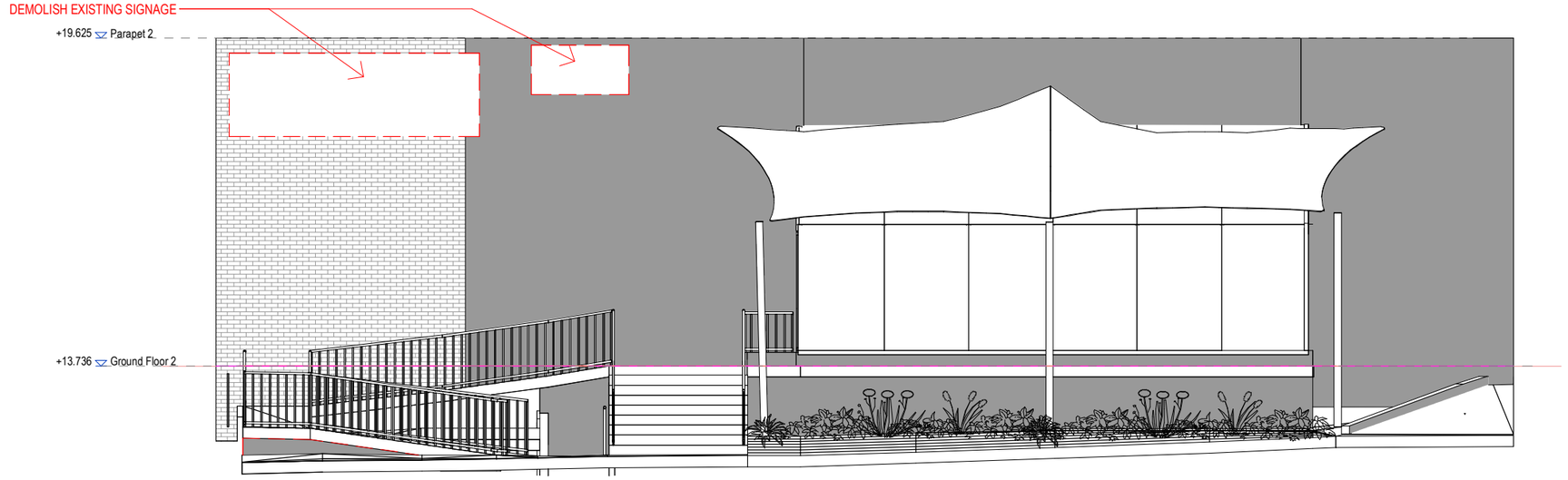
CLIENT
FINCOB PTY LTD.

SCALE: As indicated @ A3
DATE: 13/09/24
DRAWN: PP

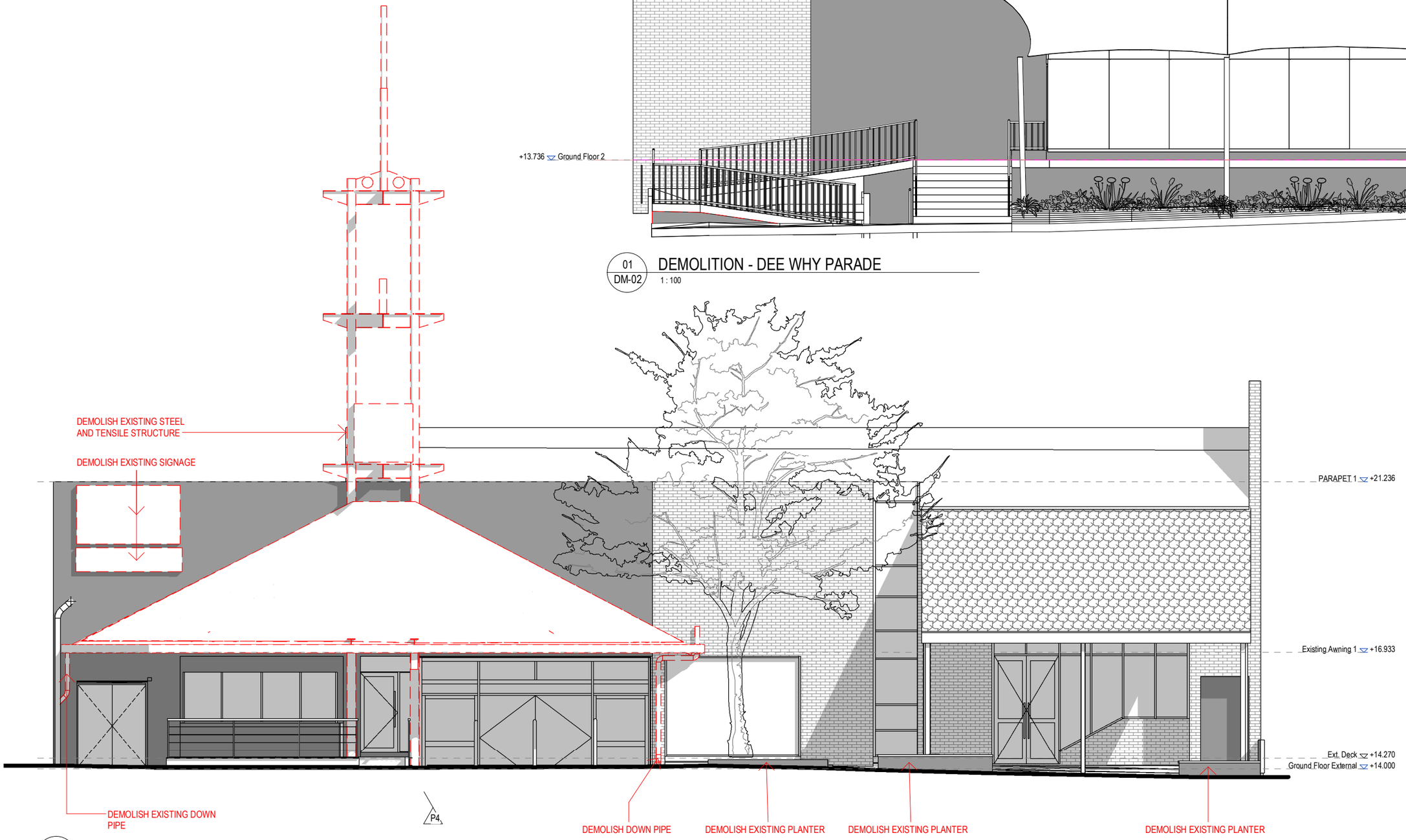
DWG NAME
DEMOLITION PLANS

DWG # **DM-01**

REV **DA1**



01 DM-02 DEMOLITION - DEE WHY PARADE
1 : 100



02 DM-02 DEMOLITION - HOWARD AVENUE
1 : 100

ISSUED FOR DA

CHRISTIANSEN O'BRIEN

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24-26 HOWARD AVENUE DEE WHY, SYDNEY NSW, 2096

CLIENT
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SCALE: 1 : 100 @ A3
DATE: 13/09/24
DRAWN: PP

DWG NAME
DEMOLITION ELEVATIONS

DWG # **DM-02**
REV **DA1**

Appendix C

COMPREHENSIVE FLOOD INFORMATION REPORT

Property: 1/26 Howard Avenue DEE WHY NSW 2099
Lot DP: Lot 1 SP 20037
Issue Date: 06/06/2024
Flood Study Reference: Dee Why South Catchment Flood Study 2013, Cardno

Flood Information[1]:

Map A - Flood Risk Precincts
Maximum Flood Planning Level (FPL) [2, 3, 4]: 15.73 m AHD

Map B - 1% AEP Flood & Key Points
1% AEP Maximum Water Level [2, 3]: 15.23 m AHD
1% AEP Maximum Depth from natural ground level[3]: 0.41 m
1% AEP Maximum Velocity: 1.31 m/s

Map C - 1% AEP Hydraulic Categorisation
1% AEP Hydraulic Categorisation: Flood Fringe, Flood Storage & Floodway

Map D - Probable Maximum Flood
PMF Maximum Water Level (PMF) [4]: 15.86 m AHD
PMF Maximum Depth from natural ground level: 1.20 m
PMF Maximum Velocity: 3.30 m/s

Map E - Flooding with Climate Change
1% AEP Maximum Water Level with Climate change [3]: 15.44 m AHD
1% AEP Maximum Depth with Climate Change[3]: 0.50 m

Map F - Flood Life Hazard Category in PMF

Maps G & H - Indicative Ground Surface Spot Heights

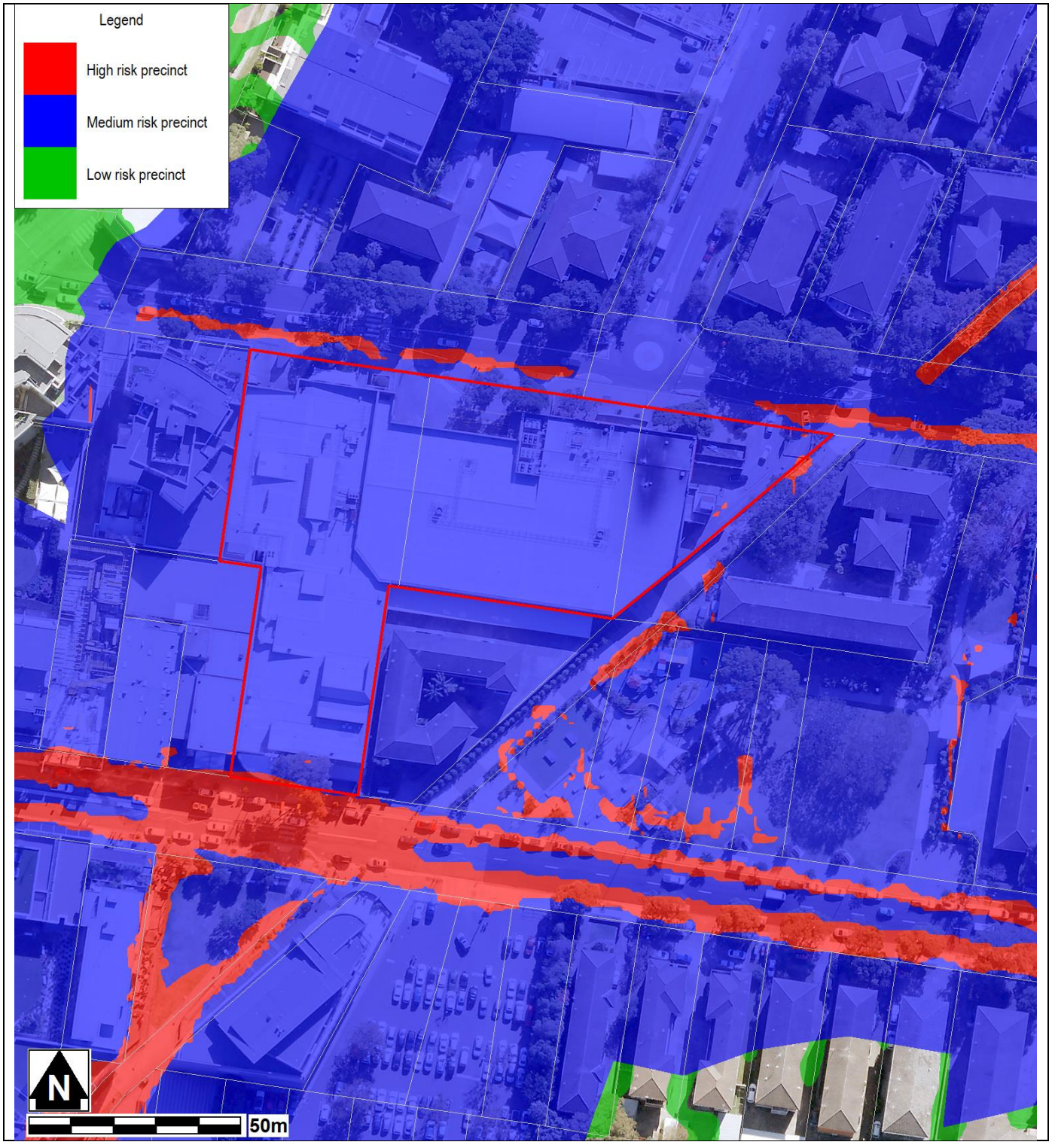
(1) The provided flood information does not account for any local overland flow issues nor private stormwater drainage systems.
(2) Overland flow/mainstream water levels may vary across a sloping site, resulting in variable minimum floor/ flood planning levels across the site. The maximum Flood Planning Level may be in a different location to the maximum 1% AEP flood level.
(3) Intensification of development in the former Pittwater LGA requires the consideration of climate change impacts which may result in higher minimum floor levels.
(4) Vulnerable/critical developments require higher minimum floor levels using the higher of the PMF or FPL

Notes

General

- All levels are based on Australian Height Datum (AHD) unless otherwise noted.
- This is currently the best available information on flooding; it may be subject to change in the future.
- Council recommends that you obtain a detailed survey of the above property and surrounds to AHD by a registered surveyor to determine any features that may influence the predicted extent or frequency of flooding. It is recommended you compare the flood level to the ground and floor levels to determine the level of risk the property may experience should flooding occur.
- Development approval is dependent on a range of issues, including compliance with all relevant provisions of Northern Beaches Council's Local Environmental Plans and Development Control Plans.
- Please note that the information contained within this letter is general advice only as a detail survey of the property as well as other information is not available. Council recommends that you engage a suitably experienced consultant to provide site specific flooding advice prior to making any decisions relating to the purchase or development of this property.
- The Flood Studies on which Council's flood information is based are available on Council's online Flood Study Reports webpage.
- If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.
- If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL.
- Areas affected by an EPL in the former Pittwater LGA are mapped on Council's online Estuarine Hazard Map. Note that areas in the former Manly LGA affected by an EPL have been identified and will be soon added to this map.
- Council's drainage infrastructure is mapped on Council's Stormwater Map. Note that locations are indicative only and may not be exactly as shown.

MAP A: FLOOD RISK PRECINCTS



Notes:

- **Low Flood Risk precinct** means all flood prone land not identified within the High or Medium flood risk precincts.
- **Medium Flood Risk precinct** means all flood prone land that is (a) within the 1% AEP Flood Planning Area; and (b) is not within the high flood risk precinct.
- **High Flood Risk precinct** means all flood prone land (a) within the 1% AEP Flood Planning Area; and (b) is either subject to a high hydraulic hazard, within the floodway or subject to significant evacuation difficulties (H5 or H6 Life Hazard Classification).
- The **Flood Planning Area** extent is equivalent to the Medium Flood Risk Precinct extent and includes the High Flood Risk Precinct within it. The mapped extent represents the 1% annual Exceedance Probability (AEP) flood event + freeboard.
- None of these mapped extents include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source: NearMap 2014) are indicative only.

MAP B: FLOODING - 1% AEP EXTENT & KEY POINTS

Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event.
- Flood events exceeding the 1% AEP can occur on this site.
- Extent does not include climate change.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source Near Map 2014) are indicative only.

Flood Levels

ID	5% AEP Max WL (m AHD)	5% AEP Max Depth (m)	1% AEP Max WL (m AHD)	1% AEP Max Depth (m)	1% AEP Max Velocity (m/s)	Flood Planning Level (m)	PMF Max WL (m AHD)	PMF Max Depth (m)	PMF Max Velocity (m/s)
1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	10.33	0.25	0.78	10.83	10.60	0.52	1.46
4	N/A	N/A	10.97	0.21	0.70	11.47	11.28	0.53	1.77
5	N/A	N/A	11.06	0.33	0.39	11.56	11.61	0.88	1.54
6	N/A	N/A	14.10	0.23	0.41	14.60	14.88	1.00	2.04
7	14.19	0.20	14.33	0.34	0.70	14.83	15.15	1.16	1.93
8	14.30	0.23	14.43	0.36	0.46	14.93	15.19	1.12	0.56

Climate Change Flood Levels (30% Rainfall intensity and 0.9m Sea Level Rise)

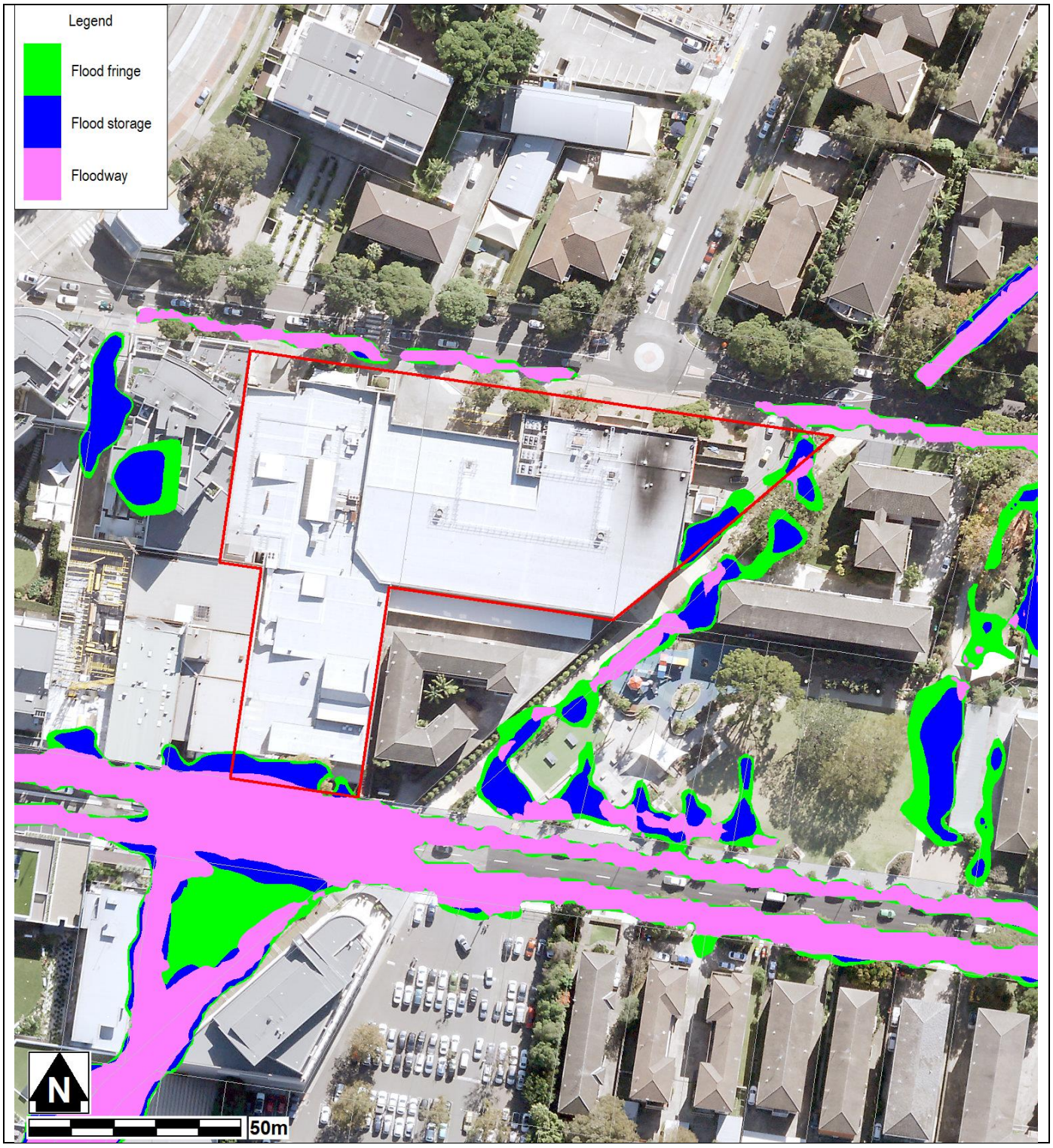
ID	CC 1% AEP Max WL (m AHD)	CC1 % AEP Max Depth (m)
1	N/A	N/A
2	N/A	N/A
3	10.36	0.28
4	11.02	0.27
5	11.13	0.40
6	14.17	0.30
7	14.42	0.43
8	14.52	0.45

WL – Water Level
PMF – Probable Maximum Flood
N/A - No Peak Water Level/Depth/Velocity Available.

Notes:

- The flood planning levels above are calculated by adding a 0.5m freeboard to the 1% AEP water level. However, if the depth of flow is less than 0.3m and a Velocity X Depth product is less than 0.3m^2/s, a freeboard of 0.3m may be able to be justified for development.

MAP C: 1% AEP FLOOD HYDRAULIC CATEGORY EXTENT MAP



Notes:

- Extent represents the 1% Annual Exceedance Probability (AEP) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source: NearMap 2014) are indicative only

MAP D: PMF EXTENT MAP

Notes:

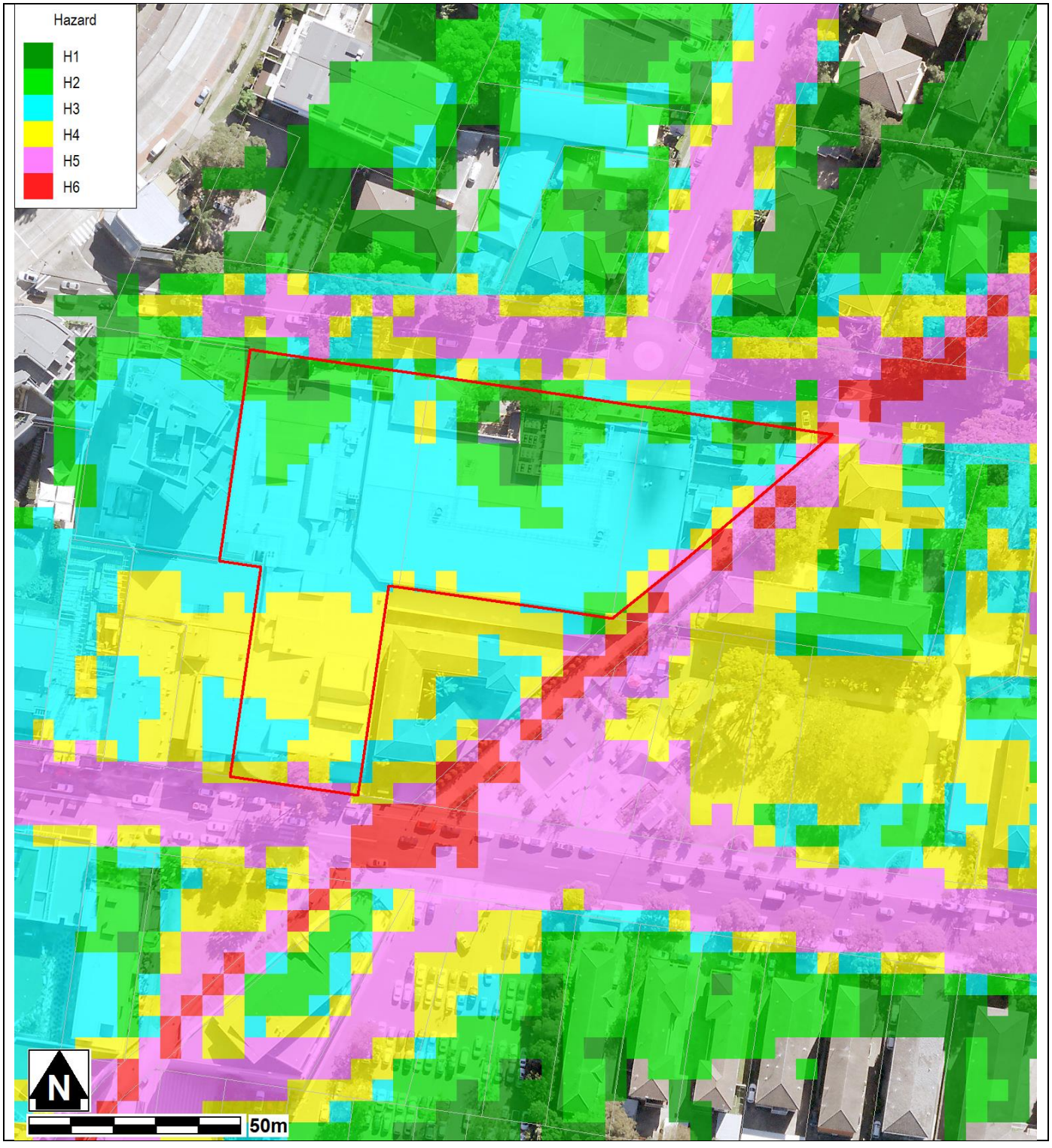
- Extent represents the Probable Maximum Flood (PMF) flood event
- Extent does not include climate change
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source: NearMap 2014) are indicative only

MAP E: FLOODING – 1% AEP EXTENT PLUS CLIMATE CHANGE

Notes:

- Extent represents the 1% annual Exceedance Probability (AEP) flood event including 30% rainfall intensity and 0.9m Sea Level Rise climate change scenario
- Flood events exceeding the 1% AEP can occur on this site.
- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source: NearMap 2014) are indicative only

MAP F: FLOOD LIFE HAZARD CATEGORY IN PMF



Notes:

- Cadastre Lines (Source: NSW Government Land and Property Information), flood levels/extents (Source: Dee Why South Catchment Flood Study 2013, Cardno) and aerial photography (Source Near Map 2014) are indicative only.

MAP G: INDICATIVE GROUND SURFACE SPOT HEIGHTS (EAST)

Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within ± 0.2m vertically and ± 0.15m horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

MAP H: INDICATIVE GROUND SURFACE SPOT HEIGHTS (WEST)

Notes:

- The surface spot heights shown on this map were derived from Airborne Laser Survey and are indicative only.
- Accuracy is generally within ± 0.2m vertically and ± 0.15m horizontally, and Northern Beaches Council does not warrant that the data does not contain errors.
- If accuracy is required, then survey should be undertaken by a registered surveyor.

Preparation of a Flood Management Report

Introduction

These guidelines are intended to provide advice to applicants on how to determine what rules apply on flood prone land, and how to prepare a Flood Management Report. The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood related planning requirements.

Planning Requirements for Flood Prone Land

Development must comply with the requirements for developing flood prone land set out in the relevant Local Environment Plan (LEP) and Development Control Plan (DCP). There are separate LEPs and DCPs for each of the former Local Government Areas (LGAs), although preparation of a LGA-wide LEP and DCP is currently under way.

The clauses specific to flooding in the LEPs and DCPs are as follows:

LEP Clauses	DCP Clauses
Manly LEP (2013) – 5.21 Flood Planning Manly LEP (2013) – 5.22 Special Flood Considerations	Manly DCP (2013) – 5.4.3 Flood Prone Land
Warringah LEP (2011) – 5.21 Flood Planning Warringah LEP (2011) – 5.22 Special Flood Considerations Warringah LEP (2000) – 47 Flood Affected Land *	Warringah DCP (2011) – E11 Flood Prone Land
Pittwater LEP (2014) – 5.21 Flood Planning Pittwater LEP (2014) – 5.22 Special Flood Considerations	Pittwater 21 DCP (2014) – B3.11 Flood Prone Land Pittwater 21 DCP (2014) – B3.12 Climate Change

* The Warringah LEP (2000) is relevant only for the “deferred lands” which affects only a very small number of properties, mostly in the Oxford Falls area.

Development on flood prone land must also comply with Council’s Water Management for Development Policy, and if it is in the Warriewood Release Area, with the Warriewood Valley Water Management Specification and Clause C6.1 of the Pittwater 21 DCP (2014). Guidelines for Flood Emergency Response Planning are available for addressing emergency response requirements in the DCP. These documents can be found on Council’s website on the Flooding page.

Note that if the property is affected by estuarine flooding or other coastal issues, these need to be addressed separately under the relevant DCP clauses.

When is a Flood Management Report required?

A Flood Management Report must be submitted with any Development Application on flood prone land (with exceptions noted below), for Council to consider the potential flood impacts and applicable controls. For Residential or Commercial development, it is required for development on land identified within the Medium or High Flood Risk Precinct. For Vulnerable or Critical development, it is required if it is within any Flood Risk Precinct.

There are some circumstances where a formal Flood Management Report undertaken by a professional engineer may not be required. However the relevant parts of the DCP and LEP would still need to be addressed, so as to demonstrate compliance. Examples where this may apply include:

- If all proposed works are located outside the relevant Flood Risk Precinct extent
- First floor addition only, where the existing ground floor level is above the FPL
- Internal works only, where habitable floor areas below the FPL are not being increased

Note that development on flood prone land will still be assessed for compliance with the relevant DCP and LEP, and may still be subject to flood related development controls.

What is the purpose of a Flood Management Report?

The purpose of a Flood Management Report is to demonstrate how a proposed development will comply with flood planning requirements, particularly the development controls outlined in the relevant LEP and DCP clauses. The report must detail the design, measures and controls needed to achieve compliance, following the steps outlined below.

A Flood Management Report should reflect the size, type and location of the development, proportionate to the scope of the works proposed, and considering its relationship to surrounding development. The report should also assess the flood risk to life and property.

Preparation of a Flood Management Report

The technical requirements for a Flood Management Report include (where relevant):

1. Description of development
   - Outline of the proposed development, with plans if necessary for clarity
   - Use of the building, hours of operation, proposed traffic usage or movement
   - Type of use, eg vulnerable, critical, residential, business, industrial, subdivision, etc

2. Flood analysis
   - 1% AEP flood level
   - Flood Planning Level (FPL)
   - Probable Maximum Flood (PMF) level
   - Flood Risk Precinct, ie High, Medium or Low
   - Flood Life Hazard Category
   - Mapping of relevant extents
   - Flood characteristics for the site, eg depth, velocity, hazard and hydraulic category, and the relevance to the proposed development

   If the property is affected by an Estuarine Planning Level (EPL) which is higher than the FPL, then the EPL should be used as the FPL. If the FPL is higher than the PMF level, then the FPL should still be used as the FPL, as it includes freeboard which the PMF does not.

3. Assessment of impacts
- Summary of compliance for each category of the DCP, as per the table below.

	Compliance		
	N/A	Yes	No
A) Flood effects caused by Development			
B) Building Components & Structural Soundness			
C) Floor Levels			
D) Car parking			
E) Emergency Response			
F) Fencing			
G) Storage of Goods			
H) Pools			

- Demonstration of how the development complies with any relevant flood planning requirements from the DCP, LEP, Water Management for Development Policy, and if it is in the Warriewood Valley Urban Land Release Area, with the Warriewood Valley Water Management Specification (2001)
- For any non-compliance, a justification for why the development should still be considered.
- Calculations of available flood storage if compensatory flood storage is proposed
- Plan of the proposed development site showing the predicted 1% AEP and PMF flood extents, as well as any high hazard or floodway affectation
- Development recommendations and construction methodologies
- Qualifications of author - Council requires that the Flood Management Report be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for, membership to the Institution of Engineers Australia
- Any flood advice provided by Council
- Any other details which may be relevant

Further information and guidelines for development are available on Council's website at:

https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/development-applications/guidelines-development-flood-prone-land

Council's Flood Team may be contacted on 1300 434 434 or at floodplain@northernbeaches.nsw.gov.au .

Appendix D

EMERGENCY FLOOD RESPONSE PROCEDURE

Flood waters can rise very rapidly on this site

Once a warning is received for a possible flood or floodwaters, start to inundate the roadway frontage on either side of the site:

1. All residents should be at the designated assembly point by the time the flood waters are observed to have inundated either the roadway frontages of the site.

2. The Owner or Facilty Manager must turn off all power, water and other relevant services.

3. Nominated occupants to sweep the promises to ensure that all occupants have sought refuge at the emergency assembly point.

4. Emergency services are to be notified by The Owner or Facility Manager of the situation at the site.

THIS SITE CAN FLOOD

NEVER DRIVE, WALK OR RIDE THROUGH FLOODWATERS

When emergency services give the all-clear to leave:

The site will only be opened for Occupants to leave once floodwaters have subsided and the emergency services have given the all-clear.

Appendix E

Flood Checklists

BEFORE A FLOOD

Trigger for action: Always

Action	Status
● All Occupants are to be made aware of site flooding potential	
● Develop detailed emergency procedures, responsibilities and resources	
● Provide all Occupants with an emergency response plan and advise of their responsibilities and delegations	
● Maintain an emergency contacts list	
● Update emergency response procedures annually	

WHEN A FLOOD IS LIKELY

Trigger for action: When the forecasts predict severe weather or significant amounts of rainfall are observed:

Action	Status
● Monitor the severe weather forecasts and predictions	
● The Owner or Facility Manager to monitor conditions at the front of the site	
● The Owner or Facility Manager to notify Occupants to proceed to the emergency assembly area	
● The Owner to shut off nominated services	

DURING A FLOOD

Trigger for action: When water is observed inundating the front of the site:

Action	Status
● Emergency response to be undertaken in an orderly fashion	
● The phases of the emergency response shall be:	
▯ The Owner or Facility Manager is to request all occupants to proceed to the emergency assembly point.	
▯ All occupants should be at the assembly point when the flood waters are flowing at the front or rear of the property.	
▯ The Owner or Facility Manager is to sweep the premises for the remaining persons.	
▯ The Owner or Facility Manager is to retreat to the emergency assembly area.	
● Emergency services are to be notified by the Owner or Facility Manager to provide an update on the situation at the site.	

Flood Checklists

BEFORE A FLOOD

Trigger for action: Always

Action	Status
• All Occupants to be made aware of site flooding potential	
• Develop detailed emergency procedures, responsibilities and resources	
• Provide all Occupants with an emergency response plan and advise of their responsibilities and delegations	
• Maintain an emergency contacts list	
• Update emergency response procedures annually	

WHEN A FLOOD IS LIKELY

Trigger for action: When the forecasts predict severe weather or significant amounts of rainfall are observed:

Action	Status
• Monitor the severe weather forecasts and predictions	
• The Owner to monitor conditions at the rear of the site	
• The Owner to notify Occupants to proceed to the emergency response area	
• The Owner to shut off nominated services	

DURING A FLOOD

Trigger for action: When flood waters are observed overtopping Council Drainage Channel SPO00627, or the kerb and gutter in Lewis Street or Victor Road:

Action	Status
• Emergency response to be undertaken in an orderly fashion	
• The phases of the emergency response shall be:	
☐ The Owner to request all occupants to proceed to the emergency assembly point.	
☐ All occupants should be at the assembly point by the time the flood waters reach the rear boundary of the site.	
☐ The Owner to sweep premises for remaining persons	
☐ The Owner to retreat to the emergency assembly area.	
• Emergency services to be notified by The Owner of the situation at site.	

Appendix F

Emergency Contacts

Organisation	Role	Contact
Emergency Services	Fire/ambulance/ police	000
Northern Beaches Council	Disaster Coordination Centre	1300 434 434
State Emergency Service	SES Local Controller	132 500
Northern Beaches Hospital		02 9105 5000

Appendix G

Flood Compatible Materials and Building Components for New Works

Note: Flood-compatible materials will be used up to the Flood Planning Level.

BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL	BUILDING COMPONENT	FLOOD COMPATIBLE MATERIAL
Flooring and Sub-floor Structure	▪ concrete slab-on-ground monolith construction ▪ Suspended reinforced concrete slab	Doors	▪ solid panel with waterproof adhesives ▪ flush door with marine ply filled with closed cell foam ▪ painted metal construction ▪ aluminium or galvanised steel frame
Floor Covering	▪ clay tiles ▪ concrete, precast or in-situ ▪ concrete tiles ▪ epoxy, form-in-place ▪ mastic flooring, formed-in-place ▪ rubber sheets or tiles with chemical-set adhesives ▪ silicone floors formed in-place ▪ vinyl sheets or	Wall and Ceiling Linings	▪ fibro-cement board ▪ brick, face or glazed ▪ clay tile glazed in waterproof mortar ▪ concrete ▪ concrete block ▪ steel with waterproof applications ▪ stone, natural solid or veneer, waterproof grout ▪ glass blocks

	tiles with		▪ glass

	chemical-set adhesive ▪ ceramic tiles, fixed with mortar or chemical-set adhesive ▪ asphalt tiles, fixed with water resistant adhesive ▪ linoleum		▪ plastic sheeting or wall with waterproof adhesive
Wall Structure	▪ solid brickwork, blockwork, reinforced, concrete or mass concrete	Insulation Windows	▪ foam (closed cell types) ▪ aluminium frame with stainless steel ▪ rollers or similar corrosion and water resistant material
Roofing Structure (for Situations where the Relevant Flood Level is Above the Ceiling)	▪ reinforced concrete construction ▪ galvanised metal construction	Nails, Bolts, Hinges and Fittings	▪ brass, nylon or stainless steel ▪ removable pin hinges ▪ hot dipped galvanised steel wire, nails or similar.

Electrical and Mechanical Equipment For buildings constructed on land to which this Plan applies, the electrical and mechanical materials, equipment and Installation should conform to the following requirements.	Heating and Air Conditioning Systems Heating and air conditioning systems should be installed in areas and spaces of the building above the relevant flood level to the maximum extent possible. When this is not feasible, every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.
Main power supply Subject to the relevant authority's approval, the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. This means that the building shall be easily disconnected from the main power supply.	Fuel Heating systems using gas or oil as fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.
Wiring All wiring, power outlets, switches, etc, should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibre.	Installation The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the

Components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conducts located below the relevant designated flood level should be so installed that they will be self draining if subjected to flooding.	fuel supply line. All storage tanks should be vented to the FPL.
Equipment All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly.	Ducting All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level.

Reconnection Should any electrical device and/or part of the wiring be flooded, it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.	Ancillary Structures (steps, pergolas, etc.) Suitable water-tolerant materials should be used, such as reinforced concrete, masonry, sealed hardwood, and corrosive-resistant metals. Copper Chrome Arsenate (CCA) treated timber is not a suitable material.