

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/0469
<b>Date:</b>	28/06/2022
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

### 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 controls in the LEP and DCP.

The development proposes to demolish existing structures and construct mixed used development with a basement carpark.

The site is classified as Medium flood risk with 1% AEP and PMF flood level of 2.7 and 2.8 m AHD respectively. The FPL level for the site is RL 3.2m AHD.

In flood emergency, shelter in place is possible as the majority of the habitable floor area is located above the PMF flood level.

The front area that is below the FPL is generally compliant as it is within the first 5m of the commercial shop front entrances.

The driveway ramp has a crest at the FPL.

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 2.7 m AHD.

### 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 3.2m AHD), taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.

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

### Floor Levels – C1

New floor levels within the development shall be set at or above the Flood Planning Level (FPL) of RL 3.2m AHD. The front area can be below the FPL as long as it is within the first 5m of the commercial shop front entrances.

### Car parking – D6

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 Flood Planning Level of RL 3.2m AHD.

### 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 Floodplain Management Report Palm Beach Mixed Use Development 1102 Barrenjoey Road Palm Beach prepared by van der meer dated 24/11/2021.

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.