

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2019/0880
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 21 DP 508707 , 63 Alexander Street MANLY NSW 2095

### 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 DCP and LEP.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### 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 – 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 3.65m AHD. 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 of 3.65m AHD unless adequately protected from floodwaters in accordance with industry standards.

#### Flood Emergency Response – E2

Appropriate access to the upstairs floor level for the purpose of sheltering in place is to be available from all areas of both the primary and the secondary dwellings. In particular, access is to be available from the secondary dwelling to the stairwell as shown on Drawing DA-0-211 Rev J (30.9.2019).

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.