

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2019/0774
<b>To:</b>	Kelsey Wilkes
<b>Land to be developed (Address):</b>	Lot 9 DP 216532 , 40 Maxwell Street MONA VALE NSW 2103

### 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. The Flood Life Hazard Category of H3-H5 applies to the secondary dwelling. Emergency Response requirements are satisfied as the floor level is above both the Flood Planning Level of 12.02m AHD and the Probable Maximum Flood Level of 11.87m AHD.

No flood related objections.

### 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 – 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).

#### 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 12.02m 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 12.02m 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 12.02m AHD unless adequately protected from floodwaters in accordance with industry standards.

#### Flood Emergency Response – E1

The minimum floor level of the secondary dwelling shall be set at or above 12.02m AHD, which is the higher of the Flood Planning Level and Probable Maximum Flood Level.

#### Floor Levels – F2

The underfloor area of the secondary dwelling and the extension of the existing dwelling is to be designed and constructed to allow the clear passage of floodwaters below the 1% AEP flood level of 11.52m AHD. The underfloor perimeter of the dwelling is to have a minimum of 50% open area below this 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.