

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/1756
<b>Date:</b>	08/02/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

### 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

This is a new DA since the relatively recent DA2019/1157, however the pertinent floor levels are the same.

The Flood Planning Level (FPL) and the Probable Maximum Flood (PMF) level vary across the site, generally sloping down as per the slope on Foamcrest Ave. The 1% AEP levels in Figure 1, "Flood Planning Levels - Rev B" in Demlakian's Flood Management Report (March 2020) include an allowance for climate change, as required due to intensification of the site. The water levels provided on this Figure have been checked against the Newport Flood Study (2019). They show that the driveway crest and each of the main floor areas of the individual retail areas is above the FPL. For each individual retail area, Control F10 is met with not more than 30m<sup>2</sup> or the first 5m from the front being below the FPL.

The proposed development generally complies with the flood requirements of the LEP and DCP.

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:

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 Probable Maximum Flood, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. The PMF level on the site varies, but the maximum PMF is 7.24m AHD. 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 (for FPLs, refer to Figure 1 of Demlakian's Flood Management Report, March 2020).

Storage of Goods – D1

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

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 Flood Planning Level, and as shown on Drawing A102/07. This includes that the driveway crest must be at or above 7.49m AHD, and the stairs from the street down to the basement car park must rise to at least 7.15m AHD before descending

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.