

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0205
Proposed Development:	Modification of Development Consent DA2023/1860 granted for Alterations and additions to an existing commercial premises (Palm Beach Golf Club)
Date:	04/05/2023
To:	Michael French
Land to be developed (Address):	Lot 11 DP 1275411 , 2 Beach 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 site is affected by the 1% AEP flood event and Medium Flood Risk Precinct.

The development proposed in DA2022/1860 included an addition of 18m² of habitable area on the ground floor with a FFL of 2.99m AHD. The existing ground floor area, with a FFL of 2.94m AHD, was to be retained.

The proposed modification is to reduce the FFL of the additional habitable area from 2.99m AHD to 2.94m AHD, to match the existing ground floor level.

The FFL will be below the 1% AEP flood level of 3.11m AHD. However due to the FFL of 2.94m AHD previously approved for DA N1044/99, the proposed development is deemed to comply with Council's flood related development controls.

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

Building components and structural soundness

B1 - All new development below the Flood Planning Level of 3.41m AHD shall be designed and constructed from flood compatible materials. The extension below FPL must be flood proofed, so as to not include any construction material that is not susceptible to water damage, the flooring must be designed to be constructed of materials that allow it to be hosed out after a flood event. The fit out of

the new extension must be designed to made of construction material that is not susceptible to water damage. The fit out should be designed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 3.41m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing power points, wiring and connections must be located above the Flood Planning Level of 3.41m AHD, or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

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.

Storage of Goods

G1 - Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.41m AHD unless adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Building Components and Structural Soundness

B1 - A suitably qualified professional is to certify that the new extension below the FPL does not include any construction material that is susceptible to water damage, and that the flooring is constructed of materials that allow it to be hosed out after a flood event without damage.

B3 - A suitably qualified professional is to certify that the new fit out below FPL does not include any construction material that is susceptible to water damage, is constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL, and all new and existing power points, wiring and connections are located above the FPL or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation 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.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Flood Management

B1 - Materials and flooring that are susceptible to water damage must not be used for construction or fit out in the extension below the FPL. New Fit-outs in the extension below the FPL must be constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

G1 - Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.41m AHD unless adequately protected from floodwaters in accordance with industry standards.

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.