

Natural Environment Referral Response - Flood

Application Number:	DA2019/0975
To:	Nick England
Land to be developed (Address):	Lot 7 DP 6445 , 62 Mactier Street NARRABEEN NSW 2101

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 DA referral for 62 Mactier Street, Narrabeen generally complies with Councils requirements. There just needs to be paragraph in the Flood Management Report that access to the main dwelling for shelter in place is available at all times from the secondary dwelling i.e set of keys and that occupants are made aware of this i.e copy of flood management plan.

Referral Body Recommendation

Recommended for refusal

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 3.55 m 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 **3.55 m 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 **3.55 m AHD** unless adequately protected from floodwaters in accordance with industry standards.

Car parking – G4

Vehicle barriers or restraints are to be installed to a minimum height of the Flood Planning Level of **3.55 m AHD**.

Perimeter walls/louvres installed as vehicle barriers or restraints are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level.

Car parking – G5

The floor level of the proposed garage shall be set at or above the 1 in 100 year flood level of **3.05 m AHD**.

Car parking – G6

Car ports are to be designed to allow flood waters to pass through and are to have a minimum of 50% open area below the 1% flood level.

Fencing – H1

Fencing (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for passage of flood waters - All new fencing on the property must be design with a minimum of 50% open area between the 1% flood level and natural ground level, to allow flood waters to pass through.

Recommendations

The development must comply with all recommendations outlined in:

- The Flood Management Report prepared by **XX** dated **XX**.
- The Flood Risk Emergency Assessment Report prepared by **XX** dated **XX**.
(Remove if not required)

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.