

Natural Environment Referral Response - Flood

Application Number:	DA2022/0958
Date:	26/07/2022
To:	Adam Croft
Land to be developed (Address):	Lot 2 DP 737137 , 4 Vuko Place WARRIEWOOD NSW 2102

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 development proposes alterations and additions to the ground floor of an existing commercial building and conduct fit-out for use as a restaurant with take away. Subject to conditions the development is complying to Council's development controls. A condition has been included for the operators to prepare an emergency plan for flood emergencies in accordance with current national and states emergency preparedness guidelines and standards. In preparation of the plans it should be noted that the PMF flood level is at 4.87m AHD.

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 – B1

All new development below the Flood Planning Level of 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 – B3

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. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed to cut electricity supply during flood events.

Storage of Goods – G1

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

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.

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

Flood Emergency Plan

An emergency plan for flood emergencies is prepared in accordance with current national and states emergency preparedness guidelines and standards. The plans should reflect that the PMF flood level is at 4.87m AHD.

Reason: To ensure that the development is safe for flooding so it incorporates appropriate measures to manage risk to life in the event of a flood.