

# Memorandum - Drainage



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Date 12/05/2021  
File No. Development Applications: DA2020/321/1  
To Mr Robert Lam  
CC  
From Michael Casteleyn  
  
**Address** 19-27 Cross Street DOUBLE BAY

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I refer to the following documents received for this report:

20/161344 Document - Flood Risk Management Plan - DA2020/321/1 - 19-27 Cross Street DOUBLE BAY

## RECOMMENDATION

Council's drainage Engineer has determined that the development proposal is generally satisfactory, subject to the following conditions;

### C.54 Flood Protection

The Construction Certificate plans and specifications, required by clause 139 of the *Regulation*, must include a Flood Risk Management Plan on the basis of the Flood Planning Level (FPL) detailing:

- a. A permanent flood risk management plan shall be installed in a prominent area of the basement carpark.

- b. Permanent flood risk management plans shall be installed in areas frequented by the residents such as in the laundries.
- c. Permanent brass plaques are to be fixed front court yard indicating both the 1% flood level and the PMF level
- d. The driveway entry is to be protected by a mechanical flood barrier with the threshold set to the flood planning level of 4.0m AHD.
- e. Tenancies 1,2 and 4 are to be protected by water tight glass doors to the flood planning level of 4.0m AHD.
- f. The foyer is to be protected by a mechanical flood barrier with the threshold set to the flood planning level of 4.0m AHD.
- g. The valve room is are to be protected by water tight flood door to the flood planning level of 4.0m AHD.
- h. Permanent brass plaques are to be mounted adjacent to all mechanical flood barriers explaining their purpose and operation
- i. All below ground construction is to be fully tanked.
- j. Emergency self-powered lights, indicting the safe exit to a flood free area above the probable maximum flood (PMF) are to be installed in the car parking area.
- k. Flood compatible materials shall be used for all flood exposed construction
- l. All flood exposed electrical wiring and equipment is to be waterproofed.
- m. All flood protection measures are to be inspected and certified as fit for purpose after construction is complete by a engineer experienced in flood mitigation.