

Ref: FL1634/22



17 August 2022

Prosser Town Planning
PO Box 455
ROSEBUD VIC 3939

Dear Sir/Madam,

APPLICATION FOR COUNCIL REPORT AND CONSENT

I refer to your application received on the 29/07/2022, concerning the above matter at **72 Seacombe Street DROMANA VIC 3936** to construct a two dwelling and garage development on an allotment that is in an area liable to flooding.

Please be advised that, under "Instrument of Delegation" issued by Council and in accordance with the Building Regulations 2018, Regulations 153, I consent to allow the construction of a development at the above address provided that all other required permits and approvals have been obtained.

As required by the Building Regulations 2018, Regulation 153 (6)(b) the finished floor level of the proposed building/s must be maintained a minimum of 300mm above the designated flood level.

The designated flood level for this project has been set at 4.40m Australian Height Datum (AHD) based on the levels and siting dimensions shown on the development plans submitted.

The minimum finished floor level for the development must be maintained at a level of no less than 4.70m AHD(dwelling).

Structure	Floor level (m AHD)	Decision
Dwelling 1	4.70	Approved
Garage	4.565	Approved
Dwelling 2	4.70	Approved
Garage	4.565	Approved

Please find attached a set of stamped plans indicating the approved finished floor level/s and any other notes relating to flood mitigation measures.

If building works have not commenced within 12 months of the date of this approval, this consent and report is no longer valid.

Contact the Mornington Peninsula Shire

☎ 1300 850 600
🌐 mornpen.vic.gov.au
✉ customerservice@mornpen.vic.gov.au

By post: Private Bag 1000,
90 Besgrove Street, Rosebud VIC 3939
ABN: 53 159 890 143

Melbourne Water Conditions:

Melbourne Water does not object to the proposed development, under Regulation 153 of the Building Regulations 2018, subject to the following conditions:

1. The dwellings must be constructed with finished floor levels set no lower than 4.7 metres to Australian Height Datum (AHD), which is 300mm above the applicable flood level of 4.4 metres to AHD.
2. The garages must be constructed with finished floor levels set no lower than 4.4 metres to AHD.
3. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and minimum necessary along the driveway to ramp to the garages.
4. Any new fence within the flood extent must be of an open style of construction (minimum 50% open) or timber paling unless with the written consent of Melbourne Water, to allow for the passage overland flows.

Advice

This property is subject to flooding when the capacity of the drainage system is exceeded. The applicable flood level for a storm event with a 1% chance of occurrence in any given year should be taken as 4.4 metres to AHD (300mm above the back of kerb level, which in this case is 4.1 metres to AHD).

Please note; the level applied by Melbourne Water only applies to flooding from their waterways and includes flooding from Council's local drainage network which has been incorporated to attain the designated flood level for the property.

If further information is required in relation to Melbourne Water's recommendations shown above, please contact Customer Service Centre on 131 722, quoting Melbourne Water's reference MWA1262370 (10/08/2022).

Please note no polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council or Melbourne Water's drains and watercourses.

For the purpose of the Building Code of Australia in Flood Hazard Areas, Melbourne Water has determined that during a flood event that has a probability of occurrence of 1% in any one year, the maximum flow rate of floodwater (velocity) will be:-

- Information is not available at this stage of flood mapping, assume less than 1.5m/sec.

If you have any queries in regard to this matter please do not hesitate to contact Brad Watson on (03) 5950 1060.

Yours faithfully



Ashley Hansen
Municipal Building Surveyor - BS-U 1148
Mornington Peninsula Shire Council

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