

Natural Environment Referral Response - Flood

Application Number:	DA2021/0420
Date:	30/04/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH NSW 2107

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 subject site is identified as flood affected. The proposed subdivision will create two vacant residential allotments, both of which will be subject to residential flood related development controls. A restriction is proposed to be imposed on both of the created titles to require future floor levels for residential development to be located at or above the Flood Planning Level of 3.05m 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Restriction as to User - Flood Planning Level

A restriction as to user shall be created on the titles in order to:

1. Prohibit future residential floor levels being constructed below the Flood Planning Level of 3.05m AHD.

Northern Beaches Council shall be nominated as the sole authority empowered to release, vary or modify such restriction.

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.