

Natural Environment Referral Response - Flood

Application Number:	DA2020/0770
Date:	27/07/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 5 DP 28164 , 26 Riverview Road 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 proposed DA generally complies with the flood controls in the LEP and DCP.

The DA covers alterations to the main house and two additional bedrooms to the existing rear secondary dwelling.

The main residence is outside the 1%AEP extent. The ground floor of the existing residence is at FFL 32.26m AHD which is above the FPL level of 32.04m AHD.

The 1% AEP flood level is 31.28m AHD (FPL 31.58m AHD) at the secondary dwelling and as such the proposed extension to the secondary dwelling at the existing level (FFL 31.7m AHD) complies with the flood controls. The PMF flood level is also close to the existing FFL level of the secondary dwelling.

The proposed garage is not flood affected and has a FFL 32.00m AHD.

The pool located outside the 1% AEP flood extent.

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:

Nil.