

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/2556
<b>Date:</b>	07/07/2022
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 31 DP 11909 , 49 Careel Head 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 Flood Report is to provide comments on the latest architectural plans specifically the proposed door openings in Bed 4 and the laundry. These openings have the potential to allow flood waters into the dwelling. The flow path has a high 1% AEP flood hazard categorisation. The Flood Report needs to assess the flood impact of the 5, 10, 20 and 50 year ARI event on the openings in order for Council to assess that the flood risk is not worsened by the proposed works. Alternatively, protect the existing dwelling by not having openings along the flow path.

### Previous Comments

The existing ground floor (22.97 m AHD) is below the FPL. In an emergency event, evacuation is available to first floor which is located above the PMF level.

The works involve a ground floor extension of 10m<sup>2</sup> as well as an extension of a wall near the front door. The proposed wall may deflect stormwater overland flows. Council's Development Engineer must be satisfied that the proposed works will not impact adjoining properties. Please refer to Development Engineers request for additional information.

Also, there is potential for water to enter from the rear and side of the building in a 1% AEP event. The 1% AEP flow should be diverted away from the proposed rear laundry door.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Natural Environment Conditions:**

Nil.