

Natural Environment Referral Response - Flood

Application Number:	DA2019/1408
To:	Thomas Prosser
Land to be developed (Address):	Lot 23 DP 17189 , 36 Albert 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 property is almost entirely affected by the Medium Flood Risk Precinct. From the basic flood information report provided by Council, the maximum 1% AEP flood level on the property is 9.14m AHD, the corresponding Flood Planning Level is 9.64m AHD and the maximum Probable Maximum Flood level is 9.25m AHD. In reality, the flood levels vary across the property due to the slope of the ground. A comprehensive flood information report would have provided flood levels at multiple points around the property.

The letter from Barrenjoey Consulting Engineers (dated 21.11.2019) states that "the works are of a similar extent and nature to DA2018/0611" and implies that therefore this DA should be similarly approved. However this DA is quite different, for instance the proposal now includes a swimming pool and extension of the enclosed living area at ground floor level. The swimming pool is significantly higher than the natural ground level, and the floor level of the ground floor extension (including the kitchen, laundry and part of the family room) is 8.5m AHD, which is lower than the Flood Planning Level of 9.64m AHD as given above. These would both reduce the available flood storage on the property and impact on flood levels in the near vicinity. The letter does not address the various controls of the DCP and LEP, or whether or not the proposed development complies.

A Flood Management Report needs to be prepared and submitted, and the proposed development needs to be modified in order to comply with the DCP and LEP.

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.