

## Natural Environment Referral Response - Flood

Application Number:	DA2019/1315
To:	Thomas Prosser
Land to be developed (Address):	Lot C DP 414306 , 55 Tasman 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 development is recommended for approval subject to conditions.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### Flooding

In order to protect property and occupants from flood risk the following is required:

#### Floor Levels – F2

The underfloor area of the garage, studio and back deck below the 1% AEP flood level of 12.2, 12.6 and 12.7 m AHD respectively is to be designed and constructed to allow clear passage of floodwaters. The underfloor perimeter of the dwelling is to have a minimum of 50% open area below the 1% level.

#### Recommendations

The development must comply with all recommendations outlined in:

- The Flood Risk Management Report prepared by GZ Consulting Engineers dated 01.11.19.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

**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.