

Natural Environment Referral Response - Flood

Application Number:	DA2021/0367
Date:	30/04/2021
To:	Anne-Marie Young
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 1% AEP flood level is 31.74m AHD and PMF is 32.49m AHD. The new floor level of the western dwelling is 32.40m AHD which is above the FPL of 32.24m AHD. The existing floor level of the eastern secondary dwelling is at 31.70m AHD which is 40mm below the 1% AEP flood level. A first floor addition is proposed to the eastern dwelling. The existing carport of the existing eastern dwelling is proposed to be converted to a garage. The proposed garage level is 31.65m AHD which is below the 1% AEP by 90mm. This must be raised to the 1% AEP level.

The proposed eastern swimming pool is proposed to be inground.

It appears that the rear pool has a BBQ area that could potentially block/divert the overland flow path. Any fencing located within the Flood Planning Level must be constructed of at least 50% open design to the 1% AEP level. That is have openings of a minimum 75 x 75mm.

The site has a drainage easement. An Overland Flow Study is to be provided to ensure the proposed BBQ area will not result in any adverse overland flows.

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.