

Natural Environment Referral Response - Flood

Application Number:	DA2020/1568
Date:	17/12/2020
To:	Phil Lane
Land to be developed (Address):	Lot 3 DP 246147 , 24 John Street 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

Flood data relevant to the site are:

1% AEP flood level: 2.21m AHD

Flood Planning Level (FPL): 2.71m AHD

Probable Maximum Flood (PMF) level: 3.10m AHD

Flood Risk Precinct: Medium

Flood Life Hazard Category: H3-H5

The proposed new garage, driveway and extensions generally comply with the flood requirements of the LEP and DCP.

No flood related objections.

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:

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:

Flood Effects caused by Development – A1

The finished ground level after filling in of the pool is to be no higher than natural ground level.

Building Components and Structural Soundness – C1

All new development shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006).

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Probable Maximum Flood level of 3.10m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 2.71m AHD. All existing electrical equipment and power points located below the Flood Planning Level must have residual current devices installed cut electricity supply during flood events.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 2.71m AHD unless adequately protected from floodwaters in accordance with industry standards.

Flood Emergency Response – E1

The minimum floor level of the shelter-in-place refuge, ie the master bedroom, shall be set at the Probable Maximum Flood Level of 3.1m AHD, as per the plans.

Floor Levels – F1

New floor levels within the development shall be set at or above the Flood Planning Level of 2.71m AHD, as per the plans.

Floor Levels – F2

The underfloor area of the dwelling below the 1% AEP flood level of 2.21m AHD 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

Fencing – H1

Any new fencing (including gate, pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be open for the passage of flood waters, with a minimum of 50% open area from the natural ground level up to the 1% flood level.

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.