

Natural Environment Referral Response - Flood

Application Number:	DA2019/0692
To:	Kent Bull
Land to be developed (Address):	Lot 40 DP 11462 , 12 Bellevue Avenue 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 generally complies with the flood requirements of the DCP and LEP. The Flood Management Report is based on flood information provided by Council in 2015, which was derived from the Careel Creek Catchment Flood Study (2013). However these levels were superseded by the Avalon to Palm Beach Floodplain Risk Management Study and Plan (June 2017). From this latter study, the 1% AEP flood level in the area of the enclosed deck is 18.20m AHD, and in the BBQ area it ranges from 18.35 to 18.50m AHD. The Flood Life Hazard category in the areas of new development is H1-H2, for which there are no flood related development controls. No flood related objection.

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:

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 Flood Planning Level of 18.8m AHD along the southern boundary of the new development, and up to 18.5m AHD at the enclosed deck area, 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. 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 18.8m AHD (in the new BBQ area) unless adequately protected from floodwaters in accordance with industry standards.

Floor Levels – F2

The proposed deck for the BBQ area is to be at or below the existing natural ground level. The proposed privacy screen along the southern edge of the deck shall be constructed with a minimum of 50% open area up to the 1% AEP flood level of 18.5m AHD.

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.