

Natural Environment Referral Response - Flood

Application Number:	DA2019/1260
To:	Renee Ezzy
Land to be developed (Address):	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon 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 seniors living development is located within the Probable Maximum Flood extent as identified in the Avalon to Palm Beach Floodplain Risk Management Study and Plan, 2017. The peak Probable Maximum Flood level is 16.09m AHD, the proposed floor levels of the dwellings are set at 16.10m AHD. As per the recommendation of the Flood Risk Management Report the subfloor and perimeter walls of units 1 and 2 are to be sufficiently open to not impede flood water. The 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:

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 16.09m 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.

Floor Levels – F7

New floor levels within the development shall be set at or above the Probable Maximum Flood Level of 16.09m AHD.

Floor Levels – F2

The underfloor and lower perimeter walls of Units 1 and 2 of the proposed development below the Probable Maximum Flood Level of 16.09m 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 16.09m 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.