

Natural Environment Referral Response - Flood

Application Number:	DA2021/2557
Date:	22/02/2022
To:	Phil Lane
Land to be developed (Address):	Lot 2 DP 541280 , 1 A Elvina 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 site currently contain a single storey dwelling and garage. The majority of site is affected by flooding and is located in a medium to high flood risk one. The 1% AEP flood level adjacent to the existing building varies from north to south with a FPL on the south and north side of 3.41 & 3.32 m AHD respectively. The existing building FFL is 3.36 m AHD hence is below and above the FPL at the south and northern end respectively.

The development proposes to demolish the existing garage and laundry on the north side of the existing building and replace it with a new kitchen, laundry and patio. It is also proposed to extend the south side of the building to enlarge the existing bedrooms. The proposed extension will maintain existing FFL 3.36 m AHD and will be of bearers and joists on concrete piers with open sub floor allowing for free movement of flood water and also minimise flood storage loss.

The Flood Impact Assessment report recommends evacuation to Elvina Street via the battle axe drive. This is not suitable as flood-free evacuation above the Probable Maximum Flood level is required. The proposed development must provide shelter-in-place refuge above the PMF level. This can be in an attic space where:

- The floor level is at or above the Probable Maximum Flood level; and
- The floor space provides at least 2m² per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or 1m² per person for less than 6 hours;
- It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and
- It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit

The shelter in place also needs to be structurally sound to withstand the forces of a PMF flood.

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.