

Natural Environment Referral Response - Flood

Application Number:	Mod2020/0621
Date:	10/12/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 19 DP 21687 , 47 Elaine 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

This modification application seeks to amend the proposed water level gauge infrastructure associated with a flood emergency response plan. Council supports this application as it does not reduce the efficacy of the flood emergency response plan. The following conditions will require amendment to read:

Condition E11 'Installation of water level gauge and alarm' Prior to the Issue of an Occupation Certificate to read as follows:

A water level gauge and related alarm inside the dwelling is to be installed as per the details outlined in The Flood Emergency Response Report (The Report) prepared by Northern Beaches Consulting Engineers dated 13/11/2020. The gauge must have warning thresholds calibrated to the levels outlined in The Report and must have back-up power provided to ensure the ongoing efficacy of the system.

Reason: To ensure that the flood risk to life is appropriately managed.

Condition F1 'Flood Emergency Response Report' Prior to Ongoing to read as follows:

The Flood Emergency Response Report (The Report) prepared by Northern Beaches Consulting Engineers dated 13/11/2020 must be kept on the premises at all times and exercised regularly to ensure the occupants of the dwelling are proficient in the requirements of The Report.

Reason: To ensure that the flood risk to life to the occupants of the dwelling is appropriately managed.

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:

Nil.