

Natural Environment Referral Response - Flood

Application Number:	DA2022/1673
Proposed Development:	Construction of a swimming pool
Date:	14/12/2022
To:	Megan Surtees
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

The proposed DA does not comply with the flood controls in the LEP and DCP.

The proposed pool is located in a high flood risk precinct.

The existing ground level at the proposed pool location is 2.6 m AHD. The proposed pool coping is set at 3.20 m AHD in order to allow an existing sewer line to run under the proposed pool. This is not considered to be in ground. The pool coping should be no more than 150mm above the natural ground level.

The pool fence must be of an open design to allow the flow of flood water.

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.