

Natural Environment Referral Response - Flood

Application Number:	DA2020/1206
Date:	26/10/2020
To:	Kent Bull
Land to be developed (Address):	Lot H DP 396772 , 21 Waterview Street MONA VALE NSW 2103

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 generally meets the flood controls in the LEP and DCP. The DA involves an upper level addition to an existing dwelling and the construction of a secondary dwelling above an approved garage. An above ground swimming pool with a deck level 20.11m AHD is proposed. A new retaining wall is proposed with a top of wall RL 19.80m AHD. The Flood Report notes that the proposed wall will not affect the neighbouring property.

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.