

Natural Environment Referral Response - Flood

Application Number:	DA2019/1334
To:	Benjamin Price
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street 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

More information is required in the form of flood storage calculations to show that there is no loss of flood storage below the 1% AEP flood level (includes the garage, landscaping and sandstone steps). The perimeter of the dwelling below the 1% AEP level must be at least 50% open to ensure that flood waters can freely flow below the dwelling.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.