

## Natural Environment Referral Response - Flood

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| <b>Application Number:</b>             | DA2019/1051  |
| <b>To:</b>                             | Maxwell Duncan   |
| <b>Land to be developed (Address):</b> | Lot 33 DP 5659 , 42 Surf Road NORTH CURL CURL NSW 2099 |

### 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 development proposes a new three level dwelling. The proposal in its current form is recommended for refusal because part of the car parking area is below the existing ground level, according to the information provided. As per Council's Flood Prone Land Design Standard, carports are required to be at or above the existing ground level. This is to ensure that the development does not result in any new/deeper areas below the 1% AEP (100 year) Flood Level, where vehicles or other goods susceptible to flood damage can be stored, hence an increased risk to property from flooding.

The following is not a reason for the refusal recommendation, however for consistency purposes of the drawings, the indicative view on the cover sheet and the external finishes schedule should be amended to remove the car parking area screens/door to match the elevation drawings.

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.