

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/0139
<b>Date:</b>	19/03/2021
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 100 DP 817162 , 2 Cross Street BROOKVALE NSW 2100

### 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 building is larger than the existing building, and the width of open space along the western boundary has decreased significantly to only 3m. This would cause the depth of the floodwaters to rise, and therefore impact on the adjacent property.

The Flood Management Report (Tonkin Consulting, 11.11.20) states that "Level adjustments grading the easement from north to south has been provided to replace the function of the existing floodway", but it is unclear what this actually means. The report needs to detail how this issue is to be addressed, and the details need to be shown on the plans. The Flood Management Report also needs to determine whether the Flood Planning Level needs to be raised in accordance with the higher 1% AEP flood levels.

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.