

Natural Environment Referral Response - Flood

Application Number:	DA2021/2524
Date:	23/02/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 17 DP 17768 , 73 Wimbledon Avenue NORTH NARRABEEN NSW 2101

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 to construct a new two storey dwelling with double lock up garage. Apart from the proposed garage, the proposal generally adopts the existing building footprint. The proposed enclosed garage is above the flood planning level.

The site is located in a high flood risk precinct.

Strip footings on an infill slab is proposed with openings (800x400 wide) on the north and south side of the alfresco area. It is unclear how the strip footings will allow for the free flow of stormwater. Pier and beam structural design with open subfloor is the preferred construction method as it allows for the free passage of water in all directions.

The architectural plans and structural details need to be updated to clearly show that flood conveyance is not impeded and that there is no loss of flood storage.

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.