

Natural Environment Referral Response - Flood

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| Application Number: | DA2019/0102 |
| To: | Rhiannon McLardy |
| Land to be developed (Address): | Lot 20 DP 22275 , 60 Binburra Avenue 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

The proposal is recommended for refusal as the dry stacked sandstone wall is blocking the natural flow path. The Flood Management Report needs to demonstrate that this will not have adverse impacts on the surrounding properties. In the DCP the definition of adverse impacts in terms of flood prone land means that the development will:

- Result in more than a 0.02 m increase in the 1% AEP
- Result in more than a 0.05 m increase in the PMF
- Result in more than a 10% increase in PMF peak velocity
- Cause loss in flood storage or flood way in the 1% AEP

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.