

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/0188
<b>Date:</b>	16/03/2021
<b>To:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 237 DP 27013 , 203 Powderworks Road ELANORA HEIGHTS 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 eastern edge of the property in the vicinity of the proposed garage is affected by overland flow in the 1% AEP event, with floodwaters flowing down the slope towards the proposed garage door. However flooding is not addressed anywhere in the DA.

A Flood Management Report needs to be submitted, addressing Section B3.11 of the DCP, and confirming whether the proposed garage floor level is at or above the 1% AEP level, and whether there is any impact on flooding in the 1% AEP event. In particular, it needs to be ensured that no flood waters are diverted to the neighbour's property.

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.