

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/1876
<b>Proposed Development:</b>	Internal alterations and additions to a community centre building within retirement village.
<b>Date:</b>	16/01/2023
<b>To:</b>	Jordan Howard
<b>Land to be developed (Address):</b>	Lot 20 DP 632081 , 79 Cabbage Tree Road BAYVIEW NSW 2104

### 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 includes minor relocations of some internal walls at the community centre within Peninsula Gardens Retirement Village, on both the first and second floors. The northern and eastern edges of the building are slightly flood affected, but the proposed works are not considered to increase flood risk.

There are no applicable flood related development controls.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.