

## Natural Environment Referral Response - Flood

Application Number:	DA2020/0155
Date:	03/03/2020
To:	Megan Surtees
Land to be developed (Address):	Lot 7 DP 17768 , 95 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 subject property at 95 Wimbledon Avenue, Narrabeen is located directly on the foreshore of Narrabeen Lagoon and is classified as being subject to high flood hazard. The proposed alterations and additions include a ground floor extension at the rear of the property below the Flood Planning Level. As the property is located within in the high hazard flood precinct, additions below the Flood Planning Level are not permitted. The addition is also likely to result in a reduction in flood storage which is further not supported. The addition is likely to extend the design life of the proposed dwelling which is currently below the 1% AEP flood level and potentially expose the current and or future occupants to an increased risk to to life and an increased flood damage to 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.