

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2022/0397
<b>Date:</b>	16/08/2022
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon Road 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 proposed seniors living development is located within the Probable Maximum Flood extent as identified in the Avalon to Palm Beach Floodplain Risk Management Study and Plan, 2017. The proposed modifications include a minor extension of the building footprints and paving. However the floor levels are still at or above the PMF level. It is not considered that flood risk is increased. No further conditions apply.

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.