

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/1000
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool and double garage.
<b>Date:</b>	29/09/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 79 DP 232295 , 22 Birrong Avenue BELROSE NSW 2085

### 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 development is for demolition of the existing dwelling and construction of a new dwelling and swimming pool. The proposed dwelling is sited above the Flood Planning Level and the entire site is outside of the 1% AEP flood level. Therefore the development is compliant with flood prone land 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.