

From: carman@formarchitects.com.au
Subject:
Date: 29 May 2019 at 11:12 am
To:



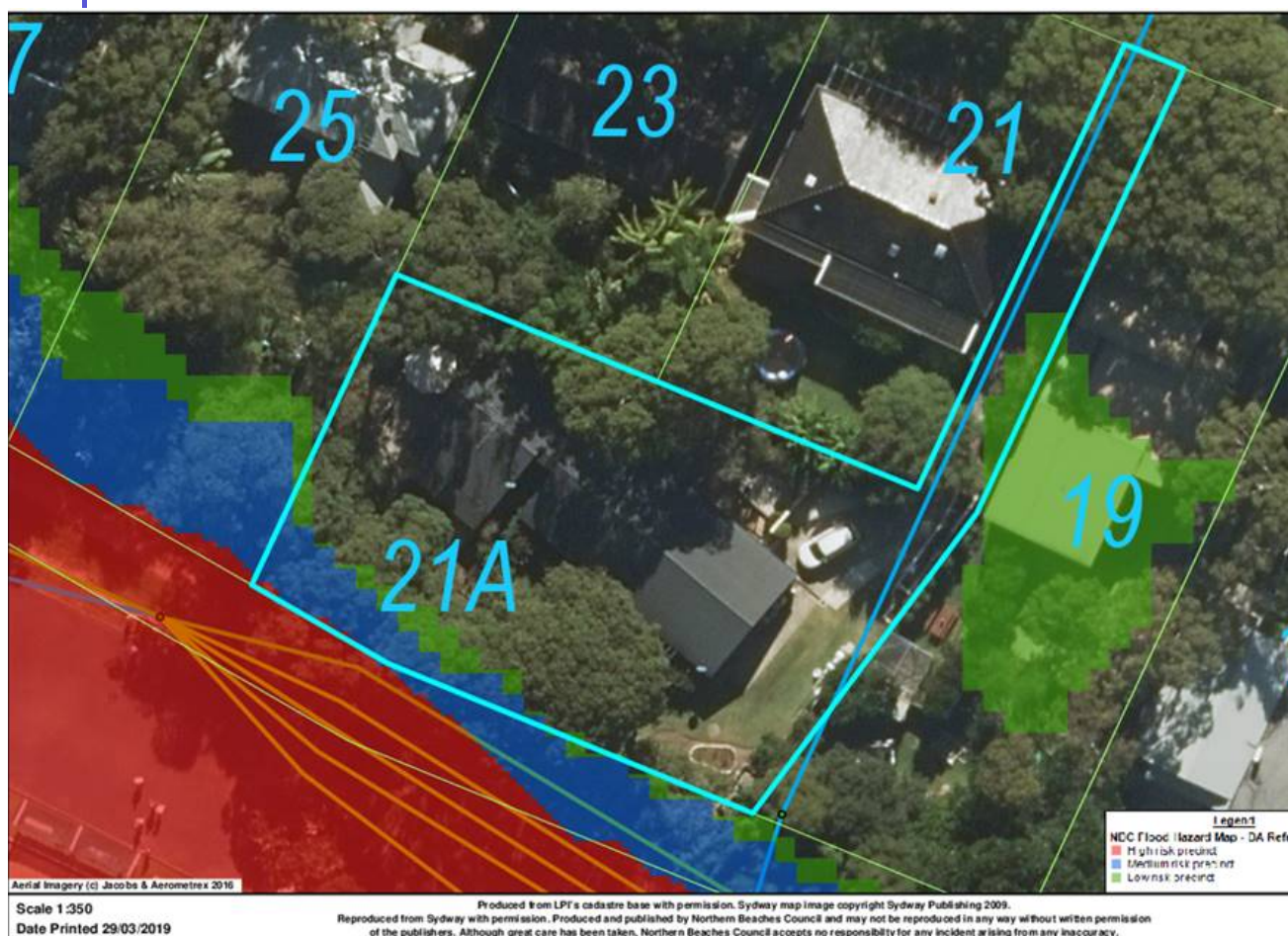
From: Valerie Tulk <Valerie.Tulk@northernbeaches.nsw.gov.au>
Date: 29 March 2019 at 8:55:51 am AEDT
To: Ross Player <rossplayer@gmail.com>
Subject: RE: 21 a Central Rd Avalon. Flood plain enquiry re comply and development for this property

Hi Ross,

I had a look at the attached plan (SK / AR20 01 Rev C, 27/3/19).

All of the proposed works on this plan are outside of the Medium Flood Risk Precinct, and no flood related development controls would apply.

It is only a small part of the property which is flood affected, as shown below.



If a DA for this work was to be submitted to Council, a Flood Management Report would not be required, and I would suggest that you include this email with your application.

If you have any further queries, please feel free to contact me.

Kind regards,
Valerie

Valerie Tulk
Engineer - Specialist Floodplain

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-----Original Message-----

From: Ross Player <rossplayer@gmail.com>

Sent: Thursday, 28 March 2019 2:35 PM

To: Valerie Tulk <Valerie.Tulk@northernbeaches.nsw.gov.au>

Subject: 21 a Central Rd Avalon. Flood plain enquiry re comply and development for this property

Hi Valerie.

Thank you for taking my call. The comply and development surveyor has raised the issue of my property being affected by the local flood plain in this area

Our proposed works involve the addition of a carport and a small canopy extension on the north eastern facade of the property plus a 3 metre canopy extension in the same plane on the south eastern facade. No works are proposed on the western half of the property. The small council approved duplex at the western end is not affected by any building work.

I am very appreciative of your help in this matter. A plan showing the area of the property affected by the flood plain would be very helpful and perhaps a statement from the council that any proposed building on the eastern end of the is not affected by flood plain regulations

Regards

Ross Player

Sent from my iPad