

Natural Environment Referral Response - Flood

Application Number:	DA2023/0714
Proposed Development:	Demolition works and alterations and additions to the Covenant Christian School
Date:	13/07/2023
To:	Alex Keller
Land to be developed (Address):	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way 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 proposal seeks consent for alterations and additions to an existing school building, as well as the demolition of an adjacent staff building and landscaped area. This will facilitate the refurbishment of the existing library building, staff facilities, and associated works.

The property has not been formally identified as flood-affected by a flood study adopted by council. However, preliminary results from a flood study being undertaken by WMAwater Pty Ltd on behalf of council has identified overland flow flooding which may impact the proposed development.

In order to comply with the council's Development Control Plan (DCP) and to protect property and occupants from flood risk, it is recommended that a Flood Impact Risk Assessment Report be prepared by a suitably qualified professional and submitted to council for review and approval.

Please refer to Development Engineering comments for further guidance.

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.