

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0936
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building
<b>Date:</b>	25/07/2024
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 1 DP 593609 , 45 Oaks Avenue DEE WHY NSW 2099 Lot 2 DP 593609 , 45 A Oaks Avenue DEE WHY NSW 2099

### Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in 100 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 demolition of the existing dwellings on site and construction of a four storey residential flat building development with basement carparking.

The property is located outside of the identified flood risk precincts and is not considered to be flood affected. There is a negligible amount of the proposal within the Flood Planning Area at the north-west of the site, but this is not a concern.

In extreme events greater than 1 in 100, e.g. 1 in 200 and above, there is a chance that the basement may be at risk due to the crest height of the entryway.

There are no flood related objections to the proposed development.

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.