

Natural Environment Referral Response - Flood

Application Number:	DA2018/1932
To:	Maxwell Duncan
Land to be developed (Address):	Lot 33 DP 5659 , 42 Surf Road NORTH CURL CURL NSW 2099

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 the demolition of the existing dwelling and the construction of a new three storey dwelling. The subject site is located within the Medium Flood Risk Precinct as identified in the Curl Curl Lagoon Floodplain Risk Management Study (2005). The proposed development does not comply with Council's Local Environmental Plan, 2011, Development Control Plan and Flood Prone Land Design Standard. The following non-compliances have been identified:

- Development on flood prone land is required to achieve a no net loss of flood storage, the proposed development results in 84 cubic metres of flood storage, which is considered significant. A net zero reduction in flood storage is considered acceptable.
- The lower-ground floor/basement level is below the Flood Planning Level, it is proposed to be dry-proofed by sealing the perimeter as accessing through a raised entry porch. This is not considered acceptable, new floor levels are required to be set at or above the Flood Planning Level of 4.0m AHD.

The above inconsistencies with Council's requirements for developing on flood prone land will need to be address in any revised proposal.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.