

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2022/0919
<b>Date:</b>	23/08/2022
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 188 DP 16719 , 3 Gondola Road NORTH NARRABEEN NSW 2101

### 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 development proposes to demolish existing commercial buildings to construct a mixed use buildings with basement carpark.

The site is affected by 1% AEP and PMF. The site is subjected to various Flood Planning Level (FPL) control levels.

The development is generally meets Council's control, however more information is required to confirm that the outdoor lift can be protected during flood event.

The proposed development is considered non-compliant with Section B3.11 of Council's DCP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.