

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0756
<b>Proposed Development:</b>	Demolition works and subdivision of one lot into two
<b>Date:</b>	25/06/2024
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 166 DP 13643 , 41 Coolangatta Avenue ELANORA HEIGHTS 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 proposal seeks consent for the demolition of all site structures and subdivision of one lot into two.

The site is located outside of the identified flood risk precincts and is not considered to be flood affected.

There are no flood related objections.

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.