

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2021/0739
<b>Date:</b>	09/10/2021
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 2 DP 17397 , 19 Cooleena Road 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 proposed modification is for alterations to a residential dwelling. Conditions from previous approvals are recommended to be retained with an additional condition added. Subject to conditions the modification is compliant with Council's flood prone land development controls.

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:

#### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Flooding

In order to protect property and occupants from flood risk the following is required:

##### Floor Levels – C3

The new stairs below the 1% AEP flood level of 48.6m AHD are to be designed to allow clear passage of floodwaters. The stairs must be at least 50% open and must be of an open design from the natural ground level up to the 1% AEP flood level.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.