

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2021/2579
<b>Date:</b>	27/02/2022
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 10 DP 17768 , 87 Wimbledon Avenue 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 site currently contains a two storey dwelling with an attached brick carport and a fibro shed.

The majority of site is affected by flooding and is located in a high flood risk precinct.

The 1% AEP flood depth is 1.89m, 1% AEP water level is RL 3.05 AHD, FPL is 3.55 m AHD and PMF is 5.03 m AHD.

The development proposed to demolish the fibro shed at the rear and construct an in ground pool an associated fencing at the same location.

Details on the proposed pool fencing has not been provided. New fencing shall be open to allow for the unimpeded movement of flood waters. It must be designed with a minimum of 50% open area from the natural ground level up to the 1% AEP flood level. Openings should be a minimum of 75 mm x 75 mm.

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.