

Natural Environment Referral Response - Flood

Application Number:	DA2022/0986
Date:	20/07/2022
To:	Julie Edwards
Land to be developed (Address):	Lot 10 DP 13291 , 28 Delecta Avenue CLAREVILLE NSW 2107

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 DA generally complies with the flood controls in the LEP and DCP. The proposed works involve the demolition of a double garage and replacement with a new double garage and studio over. The existing dwelling floor level (north western side) is proposed to be raised from 2.25m AHD to 2.75m AHD. The garage is outside the 1% AEP and PMF flood extent and the existing dwelling floor level will be above the Estuarine Planning Level (2.34m AHD) and the FPL (2.7m AHD).

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.