

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2020/1206
<b>Date:</b>	26/10/2020
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot H DP 396772 , 21 Waterview Street MONA VALE NSW 2103

### 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 meets the flood controls in the LEP and DCP. The DA involves an upper level addition to an existing dwelling and the construction of a secondary dwelling above an approved garage. An above ground swimming pool with a deck level 20.11m AHD is proposed. A new retaining wall is proposed with a top of wall RL 19.80m AHD. The Flood Report notes that the proposed wall will not affect the neighbouring property.

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.