

Natural Environment Referral Response - Flood

Application Number:	DA2020/0095
To:	Gareth David
Land to be developed (Address):	Lot CP SP 43989 , 29 White Street BALGOWLAH NSW 2093

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

A Flood Management Report has not been submitted, and the application does not address flooding in any way.

The proposed development would not meet the flood requirements of Section 5.4.3 of the DCP, for instance the proposed development involves blocking off area below the 1% AEP level without any compensation for the reduction in available flood storage, with a floor level below the Flood Planning Level.

Until a Flood Management Report is submitted, the proposal cannot be assessed any further.

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.