

Natural Environment Referral Response - Flood

Application Number:	DA2022/2102
Proposed Development:	Subdivision of one (1) lot into two (2) lots
Date:	08/02/2023
To:	Nick England
Land to be developed (Address):	Lot 86 DP 11809 , 8 Walsh Street 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 development proposes to subdivide the existing lot to create two lots.

There are no flood related objections. Future development can be built in accordance to Flood related DCP and LEP controls. The Flood Planning Level is 3.2m AHD and PMF level is 4.86m 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:

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:

Flood Effects Caused by Development – A2

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level of 3.20m AHD.

Details demonstrating compliance are to be submitted to the Certifier 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.