

Natural Environment Referral Response - Flood

Application Number:	Mod2014/0225
----------------------------	--------------

To:	Luke Perry
Land to be developed (Address):	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085

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 Flood Impact Study dated December 2014 prepared by Brown Consulting highlights that, with the addition of a bund or flood wall along the rear property boundary of properties in Prindie Place and across the Belrose Tennis Club, adverse flooding impacts are limited to the public reserve. It is noted however that the extent and location of the bund or flood wall is not acceptable to Council as the land owner as it dissects a pedestrian pathway and prevents access to a public facility. Until such time that land owners permission is granted for the proposed bund or flood wall design and alignment, this proposal is not supported.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.