

Natural Environment Referral Response - Flood

Application Number:	DA2021/0619
Date:	31/05/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

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 Risk Management & Evacuation Strategy Report prepared by Lindsay Dynan dated 7 May 2021 includes a number of proposed measures to ensure that there is no net loss of flood storage. This includes maintaining an open sub-floor and partially excavating in areas below the proposed ground floor level. The architectural plans do not include this detail with the external walls solid to existing ground. The architectural plans should be updated to more clearly include the recommendations from the Flood Risk Management report.

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.