

Natural Environment Referral Response - Flood

Application Number:	DA2019/0263
To:	Rebecca Englund
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road 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 proposed DA generally complies with the flood controls in the LEP and DCP.

The proposed minimum finished floor level heights are RL 4.86m AHD which is 0.5m above the 1 in 100 year +CC flood level.

Shelter in place is available during a PMF event.

The proposed DA has no adverse flood impacts on surrounding properties.

The flood risk assessment shows no net decrease in floodplain volume.



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Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.