

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0675
<b>Proposed Development:</b>	Subdivision of one (1) lot into eight (8) Torrens Title lots and construction of eight (8) dwelling houses and associated landscaping
<b>Date:</b>	19/06/2025
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent for the following:

- All Development Applications on land below the 1 in 100 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

This DA seeks development consent for the Torrens Title Subdivision of a superlot parcel (specifically the superlot on the corner of Lorikeet Gr and Pheasant Pl) into 8 residential allotments to facilitate the provision of built form housing.

These flood comments are reliant on the final configuration and boundaries set forth in DA2024/1079, and therefore assume that the parent subdivision application (DA2024/1079), which is currently under consideration by Council, is approved.

The Flood Impact Assessment Report that has been submitted for this DA (by Catchment Simulation Solutions, March 2025) is the same as was submitted for DA2024/0179. Based on this report, flood requirements for DA2024/0179 were satisfied subject to conditions.

With respect to this DA, DA2025/0675, the Flood Impact Assessment Report shows that all proposed lots are located above the FPL. There is a small patch of shallow flooding in the 1% AEP event in Lorikeet Grove, in front of the two most southern residential lots and a small area subject to Flood Hazard Category H3 just inside the south-western edge of the superlot, adjacent to Lorikeet Gr. However, proposed dwellings would be just outside of the H3 area, so Control E1 from the DCP does not apply.

It is noted that the SEE refers in Table 6 to the relevant Clauses from the Pittwater LEP. It includes Clause 7.4 "Floodplain Risk Management". However Clause 7.4 was repealed in 2023 and Clause 7.3 "Flood Planning" was repealed in 2021. The SEE should be referring to Clause 5.21 "Flood Planning" and Clause 5.22 "Special Flood Considerations". The SEE also states in Table 4 that Pittwater 21 Development Control Plan (P21DCP) applies to the site and is addressed in Section 4.5.1.3 and

Appendix 11 of this SEE. However the SEE does not contain a Section 4.5.1.3 or an Appendix 11.

Subject to the approval of DA2024/1079, the proposed development complies with Clauses 5.21 and 5.22 of the Pittwater LEP, and with Sections B3.11, B3.12 and C6.1 of the Pittwater DCP.

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:**

Nil.