

Natural Environment Referral Response - Flood

Application Number:	DA2025/0485
Proposed Development:	Construction of a dwelling house
Date:	09/05/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 14 DP 271326 , 14 Raven Circuit 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

This property is no longer identified as flood affected because the land was filled to the PMF level as part of the subdivision of 2 Macpherson St. Details are in the Flood Impact Assessment Report by Cardno (5.12.2019).

There are no applicable flood related development controls.

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.