

Natural Environment Referral Response - Flood

Application Number:	DA2024/1079
Proposed Development:	Community title subdivision into five (5) lots and civil works
Date:	02/09/2024
To:	Stephanie Gelder
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 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

The proposed development cannot be assessed for flooding as the Water Management Report has not been submitted.

The "53A & 53B Warriewood Rd - Civil Engineering Works Development Application" report by Enspire refers to "Appendix D: Water Management Report - Craig & Rhodes", however there is only a cover page for it. It also refers in Section 6.3 to a flood study, however the flood study has not been submitted either.

Some flood levels have been provided in Section 6.3, however these are completely inadequate for the purpose of assessing the DA. They are also lower than the results from Council's Ingleside, Elanora and Warriewood Overland Flow Flood Study (2019).

The Water Management Report and Flood Study need to be provided so that the DA can be assessed for flooding.

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.