

Natural Environment Referral Response - Flood

Application Number:	DA2019/0404
To:	Nick Keeler
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

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

Peripheral parts of the site are flood affected, but the topography has changed since the Dee Why South Creek Flood Study (2014) was undertaken.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Flooding

In order to protect property and occupants from flood risk the following is required:

Flood Effects – A1

It must be verified by a suitably qualified professional engineer that the proposed kiosk development is not flood affected.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.