

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/1594
<b>Proposed Development:</b>	Stratum subdivision of one lot into two
<b>Date:</b>	29/11/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	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

The proposal is to stratum subdivide the Lot 2 of Deposited Plan 1241568 lot into two new Stratum lots, of which Stratum Lot 1 would comprise childcare. Childcare facilities are Vulnerable Development, which need to be at or above the Probable Maximum Flood (PMF) level. The childcare centre is located on the first floor of the existing building, and is above the PMF level. No flood related objections.

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.