

Natural Environment Referral Response - Flood

Application Number:	DA2019/0887
To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street 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

The Flood Impact Assessment dated 24 January 2018 prepared by Cardno (NSW/ACT) Pty Ltd includes a road layout and civil design that appears inconsistent with the approved civil works Development Application and the proposed subdivision layout in this Application. The Flood Impact Assessment needs to be updated to reflect the approved civil works and subdivision layout to demonstrate that all of the proposed residential allotments are not identified as flood prone in the Flood Planning Level (including climate change provisions.)

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.