

Natural Environment Referral Response - Flood

Application Number:	DA2022/2018
Proposed Development:	Construction of a dwelling house
Date:	15/12/2022
To:	Dean Pattalis
Land to be developed (Address):	Lot 9 DP 271326 , 9 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

The proposed DA generally complies with the flood controls in the LEP and DCP. As part of the subdivision the land has been raised to above the flood planning level of 4.9 mAHD.

The floor level of the proposed house is 5.61m AHD and garage is 5.52m AHD.

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.