

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0303
<b>Proposed Development:</b>	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
<b>Date:</b>	09/04/2024
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 5 DP 222134 , 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

### 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 for the subdivision of the land into 3 lots. This includes the construction of an elevated driveway across a floodway.

Subject to the following conditions, the proposal complies with Section B3.11 of the Warringah DCP. Future development applications on the subdivided lots will need to demonstrate compliance with flood development controls.

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:

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

#### Flood effects caused by development

There is to be no filling of the land or any other reduction of the available flood storage which results in a net loss of storage below the 1% AEP flood level.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

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.