

Natural Environment Referral Response - Flood

Application Number:	DA2023/0662
Proposed Development:	Demolition works and construction of a dwelling house
Date:	28/06/2023
To:	Nick England
Land to be developed (Address):	Lot 127 DP 36192 , 67 Oceana Street NARRAWEENA 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 seeks consent for the demolition of all existing structures on the site and the construction of a new two storey residential dwelling.

The property is affected by the identified probable maximum flood (PMF) extent which predominately impacts the area adjacent to the southeastern boundaries of the property.

The property is located outside of the identified Medium Flood Risk Precinct (Flood Planning Area). Therefore, Section E11 - Flood Prone Land from the Warringah DCP 2011 is not applicable.

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.