

Natural Environment Referral Response - Flood

Application Number:	DA2025/0169
Proposed Development:	Use of Premises as a vehicle repair station and vehicle body repair workshop
Date:	25/03/2025
To:	Nick England
Land to be developed (Address):	LOT 17 SP 79027 , 12 / 6 Jubilee Avenue 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

This proposal is for alterations to an existing property to convert it into a vehicle repair station and body repair workshop. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located outside the Flood Planning Precinct and is thus not subject to flood related development controls.

The proposal generally complies with against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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.