

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/0718
<b>Proposed Development:</b>	Renovation of eleven (11) of the existing golf course greens, construction of one (1) new green and removal of trees.
<b>Date:</b>	25/09/2023
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 6 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

### 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 development seeks consent for the renovation of eleven of the existing golf course greens and construction of one new golf course green.

The site is affected by the low, medium and high flood risk precincts. Seven of the proposed greens (1,2,3,8,10,12,13) are affected by the 1% AEP flood extent.

The Flood Risk Management Report prepared by Pittwater Data Services Pty Ltd (Dated 11/09/2023) and associated flood impact assessment prepared by BMT commercial Australia Pty Ltd has adequately demonstrated that the proposal is not expected to adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties.

Subject to the following conditions, council is satisfied that the proposal is generally compliant with Section B3.11 and B3.12 of the Pittwater 21 DCP 2021 and Clause 5.21(2)(a-e) of the Pittwater LEP 2014, with consideration of Clause 5.21(3)(a-d) of the Pittwater LEP 2014

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.