

Natural Environment Referral Response - Flood

Application Number:	DA2023/1123
Proposed Development:	Boundary realignment
Date:	12/09/2023
To:	Clare Costanzo
Land to be developed (Address):	Lot 2 DP 1177671 , 100 A Wakehurst Parkway ELANORA HEIGHTS NSW 2101 Lot 12 DP 1014199 , 102 Wakehurst Parkway ELANORA HEIGHTS NSW 2101

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 Development Application proposes a subdivision boundary adjustment between 2 Torrens title allotments at 102 (Lot 12) and 100A (Lot 2) Wakehurst Parkway. 102 Wakehurst Pwy fronts directly to the road and is flood affected just inside the front boundary. 100A Wakehurst Pwy is up the hill behind 100 Wakehurst Pwy and is not flood affected. The proposal is to increase the size of Lot 2 by adding the adjacent, rear half of 102 Wakehurst Pwy. It is considered that there would be no increase in flood risk. There are no flood related objections.

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.