

Natural Environment Referral Response - Flood

Application Number:	DA2024/0628
Proposed Development:	Torrens title subdivision of one lot into two
Date:	06/06/2024
To:	
Land to be developed (Address):	Lot 1 DP 612568 , 23 Lantana Avenue WHEELER HEIGHTS NSW 2097

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 a two-lot subdivision.

Council does not have adopted flood information for the area. However, has information which indicates that the site may be impacted by shallow flows (less than 150mm) in a PMF flood event. It is expected that future development following the subdivision will be able to comply Section E11 - Flood Prone Land from the Warringah DCP 2011.

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.