

Natural Environment Referral Response - Flood

Application Number:	DA2019/1530
To:	Georgia Quinn
Land to be developed (Address):	Lot 2 DP 17397 , 19 Cooleena Road 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 subject property is identified as flood affected as shown in the Ingleside, Elanora and Warriewood Overland Flow Study, 2019. No recent Flood Information Report has been obtained from Council to determine the flood risk for the site and no Flood Management Report has been submitted with the application to assess the compliance of the proposed development with Council's flood prone land development requirements as outlined in the Pittwater Local Environmental Plan and Development Control Plan. The application is therefore recommended for refusal.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.