

Natural Environment Referral Response - Flood

Application Number:	DA2023/0032
Proposed Development:	Construction of a dwelling house including garage
Date:	07/07/2023
To:	Nick England
Land to be developed (Address):	Lot 6 DP 271326 , 6 Raven Circuit 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

The Medium Flood Risk Precinct maps show this property as being within the Medium Flood Risk Precinct. However, in the time since the completion of the flood study, the land has been filled to the PMF level as part of the subdivision of 2 Macpherson St. Details are in the Flood Impact Assessment Report by Cardno (5.12.2019).

There are no applicable flood related development controls from Clause B3.11 of Pittwater 21 DCP. The amended proposal is therefore supported.

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.