

Natural Environment Referral Response - Flood

Application Number:	DA2024/1376
Proposed Development:	Subdivision of one lot into two including demolition works, new driveway and carport
Date:	22/10/2024
To:	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 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

This proposal is for the subdivision of one lot into two, demolition of an existing garage and construction of a new driveway and carport.

The proposed site is not affected by the Low, Medium, or High flood risk precincts and as such is not subject to any flood related controls.

The proposal generally complies with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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.