

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2018/0339
<b>To:</b>	Tyson Ek-Moller
<b>Land to be developed (Address):</b>	Lot 25 DP 5464 , 2 Macpherson Street 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 site is subject to high hazard flooding conditions. Future subdivision of the property relies on civil works to fill the future lots to above the Flood Planning Level and cutting to offset this and not impact flooding for neighbouring properties. No plan to outline these civil works has been included in this Development Application, noting that the civil works are the subject of a currently undetermined Development Application.

### Referral Body Recommendation

Recommended for refusal

### Recommended Natural Environment Conditions:

Nil.