

Natural Environment Referral Response - Flood

Application Number:	DA2018/0339
To:	Rebecca Englund
Land to be developed (Address):	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. These works are the subject of a separate Development Application. The civil works as outlined in Development Application number N0398/17 are not sufficient to maintain compliance with Section C6.1 of the Pittwater 21 Development Control Plan. The subdivision plan depicts that the future allotments will not be wholly located above the Flood Planning Area as required in Section C6.1. As a result the application is recommend for refusal.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.