

Natural Environment Referral Response - Flood

Application Number:	DA2019/0887
Date:	06/03/2020
To:	Anne-Marie Young
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 Flood Impact Assessment Rev4 dated 5 December 2019 prepared by Cardno (NSW/ACT) Pty Ltd has demonstrated that all residential allotments are located above the Flood Planning Area (including climate change provisions) and Probable Maximum Flood area and are consistent with the requirements of the Warriewood Valley Water Management Specification, 2001 and Clause 6.1 of the Pittwater 21 Development Control Plan. Flood free evacuation in a Probable Maximum Flood event is not possible from the subject residential allotments. Restrictions are included on the title to reflect that the future occupants must shelter-in-place during extreme flood events.

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:

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Restriction as to User - Emergency Response

A restriction as to user shall be created on the titles of the allotments to:

1. Require occupants of the dwellings to seek Shelter-in-place refuge during extreme flood events
2. Prohibit self-evacuation during extreme flood events unless advised otherwise by emergency services agencies

Northern Beaches Council shall be nominated as a party to release, vary or modify such restriction.



Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Subdivision Certificate.

Reason: To ensure that the emergency response arrangements for the properties are understood and adhered to.