

Natural Environment Referral Response - Flood

Application Number:	DA2025/0913
Proposed Development:	Subdivision of one lot into three and construction of a dwelling house
Date:	29/07/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 9 DP 18515 , 14 Mirrool Street NORTH NARRABEEN 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 the existing lot into three lots, and alterations to an existing structure that is under construction as per DA 336/09/s96/1. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposed works are outside of the Flood Planning Area and thus are not subject to flood-related development 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.