

Natural Environment Referral Response - Flood

Application Number:	Mod2023/0403
Proposed Development:	Modification of Development Consent DA2021/0818 granted for Alterations and additions to a dwelling house including a secondary dwelling and garage
Date:	12/09/2023
To:	Gareth David
Land to be developed (Address):	Lot 82 DP 23429 , 27 Grenfell Avenue 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

The proposed modification relates to the alterations and additions to a dwelling house including a secondary dwelling and garage.

The front of the property is affected by the Low Flood Risk Precinct but none of the property is affected by the Flood Planning Area.

There are no flood related development controls from Section B3.11 of the Pittwater DCP.

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.