

Natural Environment Referral Response - Flood

Application Number:	DA2021/0202
Date:	21/04/2021
To:	Kent Bull
Land to be developed (Address):	Lot CP SP 81891 , 74 - 76 Avalon Parade AVALON BEACH NSW 2107

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 subject property is identified as being at risk of flooding as outlined in the Avalon to Palm Beach Floodplain Risk Management Study and Plan, 2017. No flood report has been obtained from Council to inform whether the proposed development complies with Council's requirements for developing flood prone land. The applicant must submit a Flood Management Report with any revised application that appropriately demonstrates that the proposed development is undertaken in accordance with Clause 7.3 of the Pittwater LEP and Clause B3.11 of the Pittwater 21 DCP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.