

Natural Environment Referral Response - Flood

Application Number:	Mod2022/0503
Date:	17/10/2022
To:	Brittany Harrison
Land to be developed (Address):	Lot 23 DP 17189 , 36 Albert Road 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 proposed DA generally complies with the flood controls in the LEP and DCP.

The proposed modifications do not alter the floor levels of the dwelling and the carport remains an open structure which allows for any floodwaters to move freely within the site.

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.