

Natural Environment Referral Response - Flood

Application Number:	DA2024/0942
Proposed Development:	Alterations and additions to a dual occupancy including a swimming pool and carport
Date:	26/07/2024
To:	Brittany Harrison
Land to be developed (Address):	Lot 6 DP 20264 , 75 Bardo Road NEWPORT NSW 2106

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 proposal is for alterations to an existing property. The works involve construction of a new double carport, inground pool and associated landscaping works. There are no proposed alterations to existing floor levels which are above the required planning levels.

The proposed exterior alterations are partially within the Medium risk precinct (Flood Planning Area), however, the site is located entirely outside of the 1% AEP flood extent.

Council is generally satisfied that the proposal 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.