

Natural Environment Referral Response - Flood

Application Number:	Mod2024/0355
Proposed Development:	Modification of consent to DA2022/0246 granted for demolition works, subdivision of 4 lots into 2 lots and the construction of 1 dwelling on each lot including swimming pools and landscaping works
Date:	09/07/2024
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 9 DP 752046 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 34 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot 35 DP 13457 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot B DP 391307 , 120 Prince Alfred Parade NEWPORT NSW 2106 Lot LIC 190387 , 120 Prince Alfred Parade 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 modifications to DA2022/0246. The proposed modifications are mostly minor interior and exterior alterations.

None of the proposed modifications will have adverse impacts on flood behaviour or risk to life and property. Subject to the retention of the flood conditions outlined in DA2022/0246, the proposal is compliant 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.