

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0220
Proposed Development:	Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work
Date:	22/05/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 3 DP 210342 , 128 Crescent Road NEWPORT NSW 2106 Lot 21 DP 545339 , 57 The Avenue NEWPORT NSW 2106 Lot 1 DP 503390 , 126 Crescent Road NEWPORT NSW 2106 Lot 2 DP 210342 , 55 The Avenue NEWPORT NSW 2106 Lot 111 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot 112 DP 556902 , 122 Crescent Road NEWPORT NSW 2106 Lot LIC 188424 , 122 Crescent 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

This proposal is for modifications to DA2022/2152 and subsequent modifications under Mod2024/0210, including alterations to the proposed driveway. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposed works are located outside of the Flood Planning Area and are thus not subject to flood-related development controls.

The proposal generally 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.