

Natural Environment Referral Response - Flood

Application Number:	DA2021/1918
Date:	15/10/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 8 DP 11545 , 96 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 property is largely affected by the Low Flood Risk Precinct, with only a very small area of Medium Flood Risk Precinct just inside the boundary. The proposed development is outside of the Flood Planning Area, and complies with the flood requirements of the DCP and 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.