

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0272
Proposed Development:	Modification of Development Consent DA2024/1580 granted for Alterations and additions to a dwelling house
Date:	04/06/2025
To:	
Land to be developed (Address):	Lot 299 DP 16719 , 17 Narroy Road NORTH NARRABEEN NSW 2101

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 DA2025/0464 seeking to maintain the originally proposed ceiling height of the property's shelter in place refuge. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

In this instance, the proposed ceiling height is acceptable.

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.