

Natural Environment Referral Response - Flood

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| Application Number: | DA2025/0577 |
| Proposed Development: | Alterations and additions to a dwelling house |
| Date: | 29/05/2025 |
| To: | Olivia Ramage |
| Land to be developed (Address): | Lot 37 DP 14682 , 32 Iluka Road PALM BEACH NSW 2108 |

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 alterations and additions to an existing dwelling. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP. The proposal is outside of the Flood Planning Area and is 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.