

Natural Environment Referral Response - Flood

Application Number:	DA2025/1032
Proposed Development:	Alterations and additions to a dwelling house and construction of detached home office
Date:	11/08/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot LIC 190332 , 40 Paradise Avenue AVALON BEACH NSW 2107 Lot 132 DP 1010865 , 40 Paradise Avenue 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

This proposal is for alterations and additions to an existing dwelling, including the demolition of the existing garage and the construction of a new kitchen and dining area. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

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

The proposal generally complies 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.