

19/12/2024

Steve and Vicki Ellis
26 North Avalon Road
Avalon Beach NSW 2107
Australia
c/- Kinga from Blue Sky Building Designs

Re: Property: 26 North Avalon Road, Avalon
Development: Proposed Alterations and Additions
Subject: Preparation of a Flood Letter Suitable for Development Application Submission

Dear Steve and Vicki,

We refer to your instructions regarding this matter. The purpose of this letter is to assess the proposed alterations and additions in relation to Northern Beaches Council Flood Requirements. We also confirm that we have received a copy of the following documents:

- Architectural plans prepared by Blue Sky Building Designs, Reference No. Subject Site. Dated 20.11.2024
- Survey plans prepared by WumaraGroup, Reference No. 130824DF2, Dated 22.08.2024
- Online Flood Mapping prepared by Northern Beaches Council

Based on the foregoing, we offer the following comments:

The middle to lower part of the allotment is believed to be affected by the Low Flood Risk Precinct. In this regard we note Pittwater 21 Development Control Plan - Clause B3.11 Flood Prone Land is not applicable for residential use.

Should you have any further queries in relation to this matter, please do not hesitate to contact me.

Kind regards,



Stuart Steinle-Davies

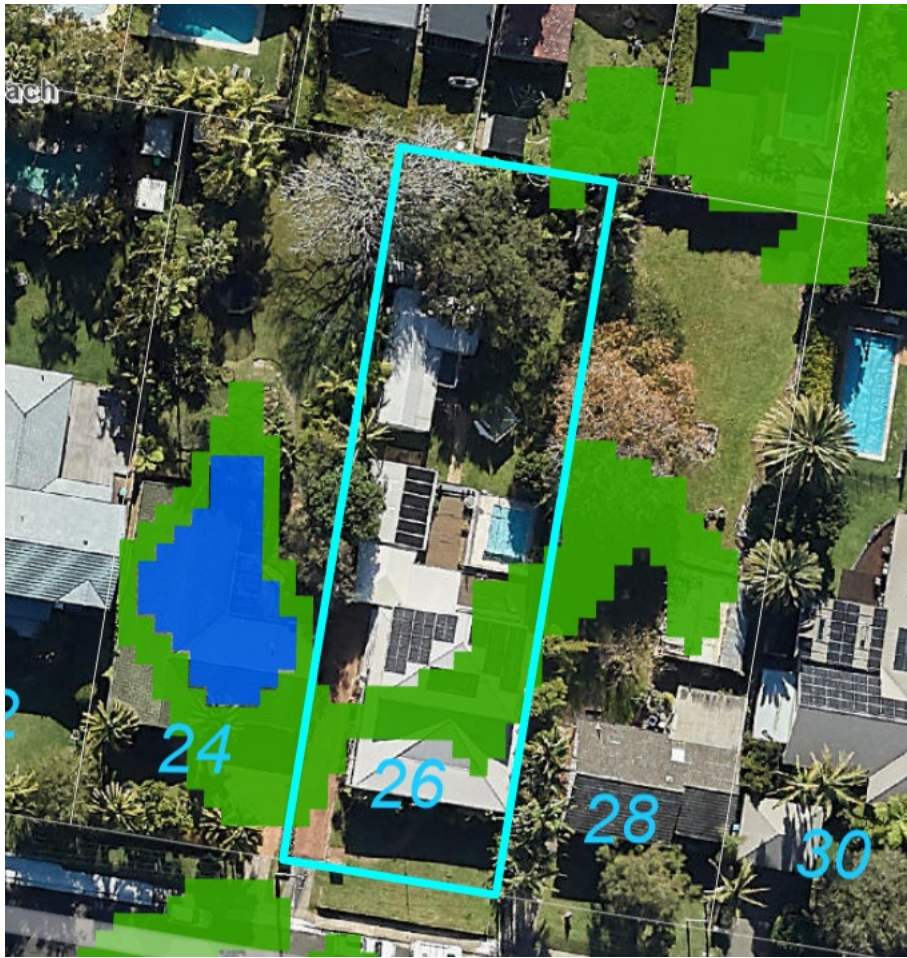
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NBC Council online mapping tool