

Natural Environment Referral Response - Flood

Application Number:	DA2025/0552
Proposed Development:	Construction of a secondary dwelling
Date:	27/05/2025
To:	
Land to be developed (Address):	Lot 8 DP 24003 , 14 Hudson 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

This proposal is for the addition of a secondary dwelling on the property. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposed addition is outside of the Flood Planning Area and as such, 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.