

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	Mod2025/0265
<b>Proposed Development:</b>	Modification of Development Consent DA2023/1047 granted for alterations and additions to a dwelling house and construction of a swimming pool
<b>Date:</b>	03/06/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 4 DP 204164 , 139 George Street 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 modifications to DA2023/1047 including the removal of a swimming pool and bathroom extension from the proposal. The proposal is assessed against Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is located 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.