

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0398
Proposed Development:	Modification of Development Consent DA2024/1530 granted for Alterations and additions to a dwelling house including a swimming pool
Date:	01/08/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot G DP 400696 , 2131 Pittwater Road CHURCH POINT NSW 2105

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 DA2024/1530 to rotate the proposed swimming pool and make other alterations to the dwelling layout. 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 thus not subject to flood-related development controls.

Subject to compliance with any conditions outlined in response to DA2024/1530, 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.