

Natural Environment Referral Response - Flood

Application Number:	Mod2025/0034
Proposed Development:	Modification of Development Consent DA2023/1210 granted for Alterations and additions to a dwelling house
Date:	11/02/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot 11 DP 251931 , 33 John 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 the modification of approved DA2023/1210, to retain the existing boundary fencing rather than replacing it as originally proposed under DA2023/1210.

The proposal is assessed Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The property is located within the Medium Flood risk precinct and Life Hazard Categories H5 – H3.

Subject to compliance with the conditions provided in response to DA2023/1210, 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.