

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0524
<b>Proposed Development:</b>	Use of Shop 2 as a Retail Premises (tobacconist)
<b>Date:</b>	23/05/2025
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 48 DP 6248 , 315 Barrenjoey Road NEWPORT NSW 2106

### 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 conversion of an existing retail premises into a tobacconist. The proposal includes no physical changes to the property and only seeks to change the use of the premises.

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.