

Natural Environment Referral Response - Flood

Application Number:	DA2025/0056
Proposed Development:	Alterations and additions to a dwelling house
Date:	18/02/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 2 DP 229781 , 2 Howell Close 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 alterations and additions to an existing dwelling, including the construction of internal stairs and additional rooms on the first floor.

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

The proposal is located within the High, Medium and Low Flood precincts has a Life Hazard Category H5 – H1.

The existing FFLs of the garage and the ground floor are below the FPL of 11.87m AHD. The addition of the internal doorway from the garage to the dwelling would provide an ingress route for flood waters, and would increase the flood risk of the property.

The proposal does not comply with Section B3.11 of the Pittwater DCP and Clause 5.21 of the Pittwater LEP.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.