

## Natural Environment Referral Response - Flood

Application Number:	DA2020/0031
To:	Catriona Shirley
Land to be developed (Address):	Lot A DP 348894 , 1 Ross Street 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

No Flood Management Report has been submitted with this DA, and the Statement of Environmental Effects does not mention flooding.

The property is mainly affected by the High Flood Risk Precinct, with some Medium Flood Risk Precinct.

Most of it is affected by the Flood Life Hazard Category H5, with some H6.

Before any further assessment of the DA for flooding, a Flood Management Report needs to be submitted, addressing Sections B3.11 and B3.13 of the Pittwater DCP. From a preliminary viewing of the plans, the design will also need to be amended so that the secondary dwelling has access to a shelter-in-place refuge above the Probable Maximum Flood level. An application can be made to Council for flood level information via Council's website.

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.