

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2025/0111
<b>Proposed Development:</b>	Construction of a secondary dwelling and site works
<b>Date:</b>	18/02/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 37L DP 402192 , 56 Crescent 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 construction of an additional dwelling on the property. 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 Medium and Low Flood risk precincts. The relevant flood characteristics are as follows:

Flood Planning Level: 9.61m AHD

1% AEP Flood Level: 9.11m AHD

Probable Maximum Flood (PMF) Level: 10.05m AHD

Max PMF Life Hazard Category: H5 – H1

The proposed works sit outside the Flood Planning Area and are thus not subjected to flood related development controls.

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.