

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2024/0671
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	19/06/2024
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 2 DP 237284 , 4 Wiruna Crescent 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

The proposal is for the construction of an above ground swimming pool, cabana and associated decking.

The property and proposed development site is within the Medium Risk Flood Planning Precinct. It has the following flood characteristics:

- Flood Planning Level: 12.36m AHD
- 1% AEP Flood Level: 11.86m AHD
- Probable Maximum Flood (PMF) Level: 12.56m AHD
- PMF Life Hazard Category: H1 - H5

The architectural plans show that the pool equipment is proposed at a height less than the Flood Planning Level. The architectural plans need to be updated to show the pool equipment above the Flood Planning Level.

The proposal does not comply with control H1, Section B3.11 of the Pittwater DCP.

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.