

## Natural Environment Referral Response - Flood

<b>Application Number:</b>	DA2023/0789
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	10/07/2023
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 10 DP 216532 , 98 Waratah Street MONA VALE NSW 2103

### 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 proposed development is for a new upper floor which will sit over the single storey part of the upper ground floor.

The property is partially affected by the Medium Flood Risk Precinct with depths of up to 0.2m in the 1% AEP flood event, around the middle of the eastern boundary.

However the works are above the Flood Planning Level.

There are no applicable flood related development controls from Section B3.11 of the Pittwater DCP.

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.